

City of Council Bluffs
Thomas P. Hanafan, Mayor
DUNS# - 051955433

COMMUNITY DEVELOPMENT PROGRAMS

January 1 through December 31, 2008

B-08-MC-19-0005

FISCAL YEAR 2008 ANNUAL ACTION PLAN

Adopted: November 20, 2007

Amended: April 14, 2008



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Executive Summary

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Past performance has demonstrated that the City has administered both of these programs efficiently and effectively. The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) and American Dream Downpayment Initiative (ADDI) Program funding and activities are outlined in the City of Omaha Annual Action Plan.

The City's fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to "provide decent housing"; 2) to establish, maintain, and "provide a suitable living environment" and 3) to "expand economic opportunities" for low and moderate income residents.

To remain eligible for this funding, the City is required to prepare a HUD mandated Consolidated Plan, known locally as CITY STEPS. This comprises both an Annual Action Plan and a Five-Year Strategy. The Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of the program year and to address needs identified as part of the overall five-year strategy. This FY08 Annual Action plan is for the period January 1, 2008 through December 31, 2008 and comprises the first annual increment of the Five-Year Strategy (January 1, 2008 through December 31, 2012).

To budget activities to be implemented each program year, the City invites funding applications each June prior to the upcoming program year beginning January 1. All applicants are required to apply according to a prescribed format, including City departments, for-profit and non-profit entities. Specific efforts to broaden public participation include publicizing the availability of application forms in the City's local newspaper (the "Daily Nonpareil"), as well as posting them on the City's web page.

Applications are reviewed by the City's Community Development Advisory Committee (CDAC) and Community Development staff. The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the preparation, implementation and evaluation on the City's Community Development Programs, in particular the City's CDBG and HOME Programs. The Committee is intended to provide broad-based community involvement and assures that those groups within the community which may be most directly affected by various community development programs are represented in its process. The Committee formulates recommendations to the City Council which proposed activities should be funded and at what amount. The City Council may either accept, reject, or modify the Committee's recommendation(s) and directs that a draft Action Plan be prepared that is made available for at least a 30-day public review and comment period. A comprehensive

schedule of the consolidated planning process, including public review/comment, hearing, and Council action dates is directly conveyed to all applicants.

This FY08 budget was approved by the City Council on August 13, 2007, with the public review and comment period of the draft Action Plan from October 22nd through November 20th. A public notice ran in the Daily Nonpareil newspaper on October 22nd to outline the Statement of Objectives as supported by City of Council Bluffs' Consolidated Plan, to summarize the proposed FY08 CDBG and HOME funded projects. The public comments received can be found in Section VIII, Citizen Participation Process and Public Comments Received.

Federal resources expected to be available to address the priority needs identified in this plan include CDBG. The City anticipates \$2,350,241 in CDBG assistance in FY08 (January 1, 2008 – December 31, 2008), which includes the annual entitlement of \$1,099,991; FY07 carryover of \$30,000; other federal resources of \$597,000; program income of \$195,000; applicant match of \$150,000; and other state and local resources of \$278,250. It is anticipated that in during the 2008 funding cycle that at a minimum 70% of the funds will be utilized for persons of low and moderate income. Typically the City utilizes 90% of the funds for persons of low and moderate income. The projects are individually identified and described within this plan, along with other areas of concern that address issues such as: geographical distribution of funds; outcome performance measurement; leverage and match; homelessness; anti-poverty strategy; continuum of care; fair housing; monitoring; and certifications.

Below is a summary of stated objectives and outcomes relative to activities that were allocated funds:

OBJECTIVES

Generally, there are three objectives relative to program funding:

- **Creating (or Enhancing) Suitable Living Environments** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- **Providing Decent Housing** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the "Suitable Living Environment" Objective).
- **Creating Economic Development Opportunities** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

More specific activity related objectives stated in the Action Plan are:

1. **Housing Development** – The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.
2. **Economic Development** – The revitalization of commercial properties and job creating projects that benefit low and moderate income people.

3. **Public Services and Facilities** – The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.
4. **Administration** – The efficient operation of the Community Development Program.

OUTCOMES

Generally, three outcomes are relative to program funding objectives:

- **Availability/Accessibility** Applicable to activities that make services, infrastructure, housing or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people.
- **Affordability** Applicable to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people, including: the creation or maintenance of affordable housing; basic infrastructure hook-ups; or services such as transportation or day care.
- **Sustainability** Applicable to (multiple) activities or services that are directed toward improving communities or neighborhoods (to make them livable or viable) by providing benefit to low- and moderate-income people or by removing or eliminating slum or blighted areas.

SECTION I

CDBG APPLICATION AND RESOLUTION

Application for Federal Assistance

U.S. Department of Housing
and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

DUNS#: 051955433

1. Type of Submission

☒ Application ☐ Preapplication

2. Date Submitted

11/20/2007

3. Date and Time Received by HUD

4. HUD Application Number

5. Existing Grant Number

6. Applicant Identification Number

B-08-MC-19-0005

7. Applicant's Legal Name

City of Council Bluffs

8. Organizational Unit

Community Development Department

9. Address (give city, county, State, and zip code)

A. Address: 209 Pearl Street
B. City: Council Bluffs
C. County: Pottawattamie
D. State: Iowa
E. Zip Code: 51503

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: Donald D. Gross
B. Title: Director
C. Phone: (712) 328-4629
D. Fax: (712) 328-4915
E. E-mail: dgross@councilbluffs-ia.gov

11. Employer Identification Number (EIN) or SSN

42-6004428

13. Type of Application

☒ New ☐ Continuation ☐ Renewal ☐ Revision

If Revision, enter appropriate letters in box(es) ☐ ☐

A. Increase Amount B. Decrease Amount C. Increase Duration
D. Decrease Duration E. Other (Specify)

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 — 218

Title: CDBG

Component Title: Entitlement Grant

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)

City of Council Bluffs, Iowa

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

16. Descriptive Title of Applicant's Program

CDBG Entitlement Grant for the City of Council Bluffs

18a. Proposed Program start date

1/1/2008

18b. Proposed Program end date

12/31/2008

19a. Congressional Districts of Applicant

5th District - Iowa

19b. Congressional Districts of Program

5th District-Iowa

20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2.

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____
B. No ☒ Program is not covered by E.O. 12372
Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? ☒ No

☐ Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
2008 CDBG Entitlement Grant for the City of Council Bluffs	\$ 1,099,991	\$ 150,000	\$ -	\$ 597,000	\$ -	\$ 278,250	\$ -	\$ 195,000	\$ 2,320,241
Previous Year CDBG Carry-over into 2008 for City of Council Bluffs	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Program Activities: SHP-Other HUD, FEMA & VOCA-Other Fed., ESG-State	\$ -	\$ -	\$ 16,320	\$ 279,464	\$ 63,000	\$ -	\$ -	\$ -	\$ 358,784
Program Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910,776	\$ -	\$ 1,910,776
Grand Totals	\$ 1,129,991	\$ 150,000	\$ 16,320	\$ 876,464	\$ 63,000	\$ 278,250	\$ 1,910,776	\$ 195,000	\$ 4,619,801

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official

Name (printed)

Thomas P. Hanafan

Title Mayor

Date (mm/dd/yyyy)

Instructions for the HUD-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This form must be used by applicants requesting funding from the Department of Housing and Urban Development. This application form HUD-424 incorporates the Assurances and Certifications (HUD-424-B). You may either (1) attach the Assurances and Certifications to the application or (2) renew the certifications that you previously made on behalf of your organization and submitted to HUD if the legal name of your organization has not changed and you were the authorized representative who signed the Assurances and Certifications.

Item Number Instructions

1. Please indicate whether your application is for a formal application submission or a preliminary application (pre-application). HUD does not accept pre-applications for programs funded through the SuperNOFA.
2. Enter the date you are submitting your application to HUD.
3. This box will be completed by HUD. When received by HUD, your application will be stamped:
 - (a) with a date; and
 - (b) with the time received.
4. Leave Blank. This will be completed by the HUD program office receiving your application. When HUD accepts electronic applications for the grant program you are applying for, this number will be computer generated.
5. If your application is to renew or continue an existing grant, provide the existing grant number. If a new award, please leave blank.
6. Leave blank if you have not been provided a HUD ID number or user number. If you are a Public Housing Authority, enter your HUD issued Public Housing Authority ID number.
7. Enter the legal name of your organization applying for HUD funding.
8. Enter the name of the primary unit in your organization, if applicable, which will be responsible for the program.
9. Enter the complete address of your organization.
10. Enter the name, title, telephone number, fax number, and E-mail of the person to contact on matters related to your application.
11. Enter your organization's Employer Identification Number (EIN) as assigned by the Internal Revenue Service or if you are applying as an individual, your Social Security Number.
12. Choose from the list and enter the appropriate letter in the space provided. You must be an eligible applicant to apply for assistance. You must read the program information requirements to determine if you are a type of applicant that is eligible to apply for assistance under the program.
13. Enter the type of application you are submitting for funding consideration. Check the appropriate box.

<input type="checkbox"/>	"New" means you are applying for a new grant award.
<input type="checkbox"/>	"Continuation" means you are requesting an extension of an existing award.
<input type="checkbox"/>	"Renewal" means you are requesting funding for renewal of an existing grant. e.g. Supportive Housing Program (SHP) or Shelter + Care grant.
<input type="checkbox"/>	"Revision" means you are submitting a revision prior to the application due date in response to HUD's request for clarification or modification to your initial submission.
14. Pre-filled.
15. Enter the Catalog of Federal Domestic Assistance (CFDA) number and title and, if applicable, component title of the program.
16. Enter a brief description of your program and key activities.
17. Identify the location(s) where your activities will take place. If this is the entire state, enter "Entire State".
- 18a. Enter the proposed start date.
- 18b. Enter the proposed end date.
- 19a. List the Congressional District(s) where your organization is located.
- 19b. List any Congressional District(s) where your program of activities or project sites will be located.
20. You must complete the funding matrix on page 2 of this form. Enter the following information:

Grant Program: The HUD funding program under which you are applying.

HUD Share: Please check the program requirements. Enter the amount of HUD funds you are requesting in your application.

Applicant Match: Enter the amount of funds or cash equivalent of in-kind contributions you are contributing to your project or program of activities.

Other Federal Share: Enter the amount of other Federal funds for your program of activities.

Instructions for the HUD-424 (Continued)

State Share: Enter the amount of funds or cash equivalent of in-kind services the State is providing to your project or program of activities.

Local/Tribal Share: Enter the amount of funds or cash equivalent of in-kind services your local/tribal government is providing to your project or program of activities.

Other: Enter the amount of other sources of private, non-profit, or other funds or cash equivalent of in-kind services being provided to your project or program of activities.

Program Income: Enter the amount of program income you expect to generate over the life of your award.

Total: Please total all columns and fill in the amounts.

21. You should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 or check your application kit to determine whether the State Intergovernmental Review Process is required.

22. This question applies to your applicant organization, not the person signing as your organization's authorized representative. Categories of debt include disallowed costs that requires repayment to HUD.

23. To be signed by the authorized representative of your organization. A copy of your governing body's authorization for you to sign this application must be available in your organization's office.

**SUPPLEMENTAL WORKSHEET
BREAKDOWN OF RESOURCES**

EXHIBIT B

2008 Anticipated Federal and Other Resources

FEDERAL RESOURCES	CITY	Program ACTIVITY	City SUBTOTALS	Program Activity SUBTOTALS	TOTALS
CDBG Resource					
FY 2008 CDBG Entitlement	\$ 1,099,991	\$ -			
FY 2007 CDBG Entitlement Carryover	\$ 30,000	\$ -			
SUBTOTALS			\$ 1,129,991	\$ -	
Other HUD Resources					
FHAS - SHP	\$ -	\$ 16,320			
SUBTOTALS			\$ -	\$ 16,320	
Other Federal Resources					
South Main Project - EDI	\$ 297,000				
Katelman/Sunset Park Neighborhood - EDI	\$ 300,000				
MICAH House - FEMA	\$ -	\$ 16,834			
Catholic Charities - VOCA	\$ -	\$ 262,630			
SUBTOTALS			\$ 597,000	\$ 279,464	
TOTAL Estimated Federal Resources					\$ 2,022,775
Program Income					
FY 2006 CDBG Program Income					
Misc. Refunds	\$ 30,000	\$ -			
Misc. Fees	\$ 20,000	\$ -			
Home Improvement Program - Loan Payments	\$ 145,000	\$ -			
SUBTOTALS			\$ 195,000	\$ -	
TOTAL Program Income					\$ 195,000
Applicant Match					
Neighborhood Development Projects - CIP	\$ 150,000	\$ -			
SUBTOTALS			\$ 150,000	\$ -	
TOTAL Applicant Match					\$ 150,000
Local Resources					
Estimated Local Sources					
Blighted Program - IWF	\$ 64,125	\$ -			
Blighted Program - Land Sales	\$ 64,125	\$ -			
Mid-City RR Corridor Program - IWF	\$ 150,000	\$ -			
SUBTOTALS			\$ 278,250	\$ -	
TOTAL Local Resources					\$ 278,250
State Resources					
FHAS - ESG	\$ -	\$ 23,500			
Catholic Charities - ESG	\$ -	\$ 16,000			
MICAH House - ESG	\$ -	\$ 23,500			
SUBTOTALS			\$ -	\$ 63,000	
TOTAL State Resources					\$ 63,000
Other Sources					
Estimated Private Sources					
League of Human Dignity - BRP	\$ -	\$ 4,000			
CHIC - Program Income	\$ -	\$ 277,625			
FHAS - United Way	\$ -	\$ 27,020			
FHAS - Donations	\$ -	\$ 5,356			
Catholic Charities - United Way	\$ -	\$ 102,000			
Catholic Charities - Donations	\$ -	\$ 148,412			
Habitat for Humanity	\$ -	\$ 1,038,715			
MICAH House - United Way	\$ -	\$ 30,280			
MICAH House - Donations & Other Grants	\$ -	\$ 277,368			
SUBTOTALS			\$ -	\$ 1,910,776	
TOTAL Estimated Private Resources					\$ 1,910,776
TOTAL ESTIMATED FUNDS FROM ALL SOURCES					\$ 4,619,801

RESOLUTION NO. 07-329

A RESOLUTION APPROVING THE USE OF 2008 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), 2008 HOME INVESTMENT PARTNERSHIP (HOME) AND 2008 AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI) FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE ANNUAL PLAN TO THE CITY OF OMAHA AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and

WHEREAS, the City of Council Bluffs also receives HOME and ADDI funds from HUD through the Omaha-Council Bluffs HOME Consortium; and

WHEREAS, the Community Development Advisory Committee held a public hearing to obtain the views of citizens on housing and community development needs; and

WHEREAS, the Community Development Department and the Community Development Advisory Committee received requests from the public for CDBG, HOME and ADDI funding; and

WHEREAS, the Community Development Advisory Committee held public hearings on said funding requests to ensure that citizens have had an opportunity to present project proposals and comments; and

WHEREAS, on August 1, 2007, the Community Development Advisory Committee prepared recommendations on said funding requests; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate CDBG, HOME and ADDI funds as listed and outlined in Attachments A, B and C.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the projects listed in Attachments A, B and C with the corresponding CDBG, HOME and ADDI amounts are hereby approved.

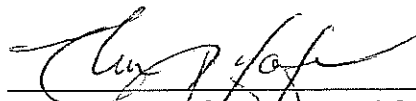
BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of an Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development.

ADOPTED

AND

APPROVED: August 13, 2007


Thomas P. Hanafan Mayor

ATTEST:


Judith H. Ridgeley

City Clerk

2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES

<u>Community Development Program</u>	<u>08 Proposed or Requested</u>	<u>CDAC & Staff Recommend</u>
<u>CD Administration</u>		
Community Development Department	\$325,000	\$325,000
<u>CDBG Projects</u>		
Phoenix House -Domestic Violence	\$12,000	\$8,550
Family Service - Micah House	\$38,475	\$38,475
League of Human Dignity	\$25,000	\$21,375
Habitat for Humanity	\$45,000	\$42,500
Blighted Program	\$195,000	\$192,375
FHAS	\$31,500	\$29,925
Legal Aid	\$12,000	\$0
Camp Fire USA	\$10,000	\$0
<u>CD Rehabilitation</u>		
Home Improvement Program	\$450,000	\$450,000
<u>CD Project Accounts</u>		
Mid City RR Corridor	\$300,000	\$300,000
South Main Project	\$297,000	\$297,000
Katelman/Sunset Park Neighborhood Project	\$345,041	\$345,041
Neighborhood Development Projects	\$300,000	\$300,000
<u>Total CD Program and Projects</u>	\$2,386,016	\$2,350,241

SECTION II - 2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES

<u>Part I - CDBG Unobligated Income</u>	<u>Source</u>	<u>\$ Amounts</u>
CDBG 2008 Entitlement	HUD	\$1,099,991
CDBG 2007 Carryover Unobligated	HUD	\$30,000
CDBG 2007 Carryover Obligated	HUD	\$0
Miscellaneous Refunds	Refunds	\$30,000
Miscellaneous Fees	Fees	\$20,000
ESG Refund	Refunds	\$0
Subtotal - CDBG Unobligated Income		\$1,179,991
<u>Part II - CDBG Obligated Income</u>	<u>Source</u>	<u>\$ Amounts</u>
Home Improvement Program	Loan Payments	\$145,000
Blighted Program	IWF	\$64,125
Blighted Program	Land Sales	\$64,125
Mid City RR Corridor Program	IWF	\$150,000
South Main Project	EDI	\$297,000
Katelman/Sunset Park Neighborhood Project	EDI	\$300,000
Neighborhood Development Projects	CIP	\$150,000
Subtotal - CDBG Obligated Income		\$1,170,250
<u>Total CDBG Income</u>		\$2,350,241

8/1/2007

2008 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2008 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>			<u>Other Public Funds</u>		<u>Private Funds</u>		<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	6	\$135,000	\$270,000	\$0	\$135,000					\$270,000
Multiple Family Housing Development Project	Land acquisition, demolition and/or construction related costs for 1 or 2 multiple family housing development projects.	6	\$145,000	\$145,000	\$0	\$0			\$0		\$145,000
<hr/>											
			\$280,000	\$415,000	\$0	\$135,000					\$415,000

8/1/2007

2008 American Dream Downpayment Initiative (ADDI) Program - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	2008 ADDI <u>Budget</u>	Low and Moderate Income <u>Benefit</u>	Other Public <u>Funds</u>	Private <u>Funds</u>	Total Project <u>Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 1 newly constructed single family homes.	1	\$7,000	\$14,000	\$0	\$7,000	\$14,000
<hr/>							
8/1/2007			\$7,000	\$14,000	\$0	\$7,000	\$14,000

SECTION II

FUNDING SOURCES

FY08 FUNDING SOURCES

The following are estimates of funds expected to be available during 2008 for use in carrying out the City's affordable housing, economic and community development programs and activities:

Federal Resources

	<u>Amount</u>
FY08 CDBG Entitlement	\$1,099,991
FY07 CDBG Entitlement Carryover	\$30,000
Other HUD Resources	\$16,320
Other Federal Resources	\$876,464

Total Estimated Federal Resources	\$2,022,775

Program Income

FY08 CDBG Program Income	\$195,000

Total Estimated Program Income	\$195,000

Other State and Local Resources

State Resources	\$63,000
Local Resources	\$278,250
Applicant Match	\$150,000

Total Estimated State and Local Resources	\$491,250

Private Sources

Estimated Private Sources	\$1,910,776

Total Estimated Private Sources	\$1,910,776
Total Estimated Funds from All Sources	\$4,619,801

LEVERAGE/MATCHING FUNDS

In order to achieve the goals of the Consolidated Plan, other entities must apply for federal funds for which the City is not itself eligible. The sources of "other" federal funds include, but are not limited to: 1) Public Housing Comprehensive Grant, Section 8 Assisted Housing and related Programs; 2) Federal Emergency Management Agency Programs; 3) Community Services Block Grant Programs; 4) the Section 202 Elderly Housing Program; 5) the Section 811 Supportive Housing Program; 6) the Continuum of Care Super NOFA Supportive Housing Fund Program; 7) the Supplemental Assistance for Facilities to Assist the Homeless Program; 8) Federal Home Loan Bank Affordable Housing Program; 9) the Housing Counseling Program and 10) the Shelter Plus Care Program.

State of Iowa resources available for local investment include: 1) Iowa Finance Authority Low Income Housing Tax Credit and Tax Exempt Bond Programs; 2) Iowa Finance Authority Housing Assistance Program (HAP); 3) Iowa Department of Economic Development Emergency Shelter Grant Program (ESG) and Homeless Shelter Operations Grant Program (HSOG) and 4) State HOME Investment Partnership Program.

Private resources include the, the United Way of the Midlands, Iowa West Foundation, other foundation grants and corporate contributions.

The City's Community Development Department is knowledgeable about local, state and federal resources for affordable and supportive housing and has experience in working with local entities in securing such resources. The City will assist eligible agencies in identifying resources and will aid appropriate organizations in preparing applications to public and private agencies for financial assistance. If necessary, the City will recruit eligible agencies to apply for programs which will help achieve the goals of the Consolidated Plan.

Funds leveraged for affordable housing programs will be met primarily by the subrecipient organizations receiving the funds. Entities applying for funds for which the City is not itself eligible will provide required matching funds from their own resources. In some cases local or state government funds may assist the project, but in the majority of the cases the subrecipient will meet the matching requirements of the program with its own funds or with private funds. CDBG funds will be leveraged with private dollars secured from private and nonprofit sources.

The City typically has been successful in leveraging federal funds with private dollars in its housing and community development programs. Primary sources of leveraged funds are private financing and private equity contributions. In some instances, foundation grants are leveraged with federal funds. The success the City has achieved in leveraging private funds has been sustained through the design of programs, the method of selecting projects and the recipients of funds, and the City's monitoring of programs.

SECTION III

FY08 ANNUAL ACTION PLAN NARRATIVE

Funding Allocation Criteria and Proposed Use of Funds

Funding Allocation Criteria

The City has established the following funding criteria to ensure that, to the greatest extent feasible, the use of CDBG funds benefit low and moderate income persons.

- The City's proposed allocation of CDBG funds should be consistent with the national objectives of Title I of the Housing and Community Development Act of 1974.
- Approved programs, projects and services shall be directly related to the City's CDBG Program objectives as outlined in the Consolidated Plan.
- CDBG assistance shall not supplant funding from any other pre-existing public or private resource.
- CDBG funds shall be used for administrative and operational costs of subrecipient organizations only when such organizations are under City contract for services meeting program objectives.

The primary objective of the City's Community Development Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. It is anticipated that in during the 2008 funding cycle that at a minimum 70% of the funds will be utilized for persons of low and moderate income. Typically the City utilizes 90% of the funds for persons of low and moderate income. The City must certify to U.S. Department of Housing and Urban Development (HUD) and maintain evidence that the use of CDBG funds gives maximum feasible priority to activities which carry out the national objectives.

This Statement of Objectives establishes the City's community development objectives and sets forth the strategy used to meet the objectives. Our proposed 2008 CDBG Program has four general parts:

5. Housing Development – The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.
6. Economic Development – The revitalization of commercial properties and job creating projects that benefit low and moderate income people.
7. Public Services and Facilities – The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.
8. Administration – The efficient operation of the Community Development Program.

The specific local objectives of the City's CDBG Program and how they will be addressed are described below.

Part I - Housing Development

The City's housing development efforts will have three main components: single-family rehabilitation, rental rehabilitation and housing development. Single-family rehabilitation projects will address the need to preserve existing single-family, owner-occupied housing and to help low and moderate income people finance home improvements. Rental rehabilitation projects will help finance the removal of architectural barriers in rental housing. Housing development activities will find ways to create affordable rental opportunities and to make home ownership possible for low and moderate income people. Together these programs make up a coordinated strategy for neighborhood improvement and reinvestment.

Single-Family Rehabilitation

The general objectives addressed by the single-family rehabilitation program are:

1. To provide dramatically visible, concentrated improvement in strategic parts of the City with the greatest economic and housing needs.
2. To make affordable rehabilitation financing more available in low and moderate income areas. To expand rehabilitation activities into low and moderate income areas which have seen little or no previous CDBG investment.
3. To continue to use leveraging programs with private sources.
4. To continue to provide special services to people with critical needs, including barrier removal and emergency repairs.
5. To support agencies and programs which are associated with and vital to the success of the Community Development Program.
6. To continue to implement the Lead Based Paint Regulations and to support the reduction of such hazards.

We will meet these objectives in the following ways:

1. Home Improvement Program: This program provides affordable home improvement financing to low and moderate income homeowners for both interior and exterior modifications. The program is implemented on a city wide basis with emphasis on the City's NRSA. The Home Improvement Program will also aim to reduce lead based paint hazards in low and moderate income households. Priority will be given to those families whose children are under the age of 6 or individuals with documented elevated blood levels. The program will directly benefit low and moderate income residents and utilize \$420,000 in CDBG funding.
2. Emergency Repair Program: This continuing program provides grants to very low income homeowners for critical emergency repairs in their homes. This program operates throughout the City, but is targeted toward low-income households (0 to 50% of median

family income). Therefore, all funds (\$30,000) will benefit low and moderate-income individuals and families.

Blight Removal

1. Blighted Program: This program will be administered by the Community Housing Investment Corporation (CHIC) and will involve matching funds from the Iowa West Foundation. This program involves the acquisition, demolition and redevelopment of vacant and blighted properties. Upon completion of demolition, properties are disposed to private investors and developers for the construction of housing. Activities will eliminate slum and blighting influences on a spot or area basis or benefit low and moderate-income persons. The Blighted Program is divided into parts: that resulting in low/mod housing (\$96,187.50) and that classified as slum and blight removal (\$96,187.50). \$64,125 in CDBG and \$64,125 in private foundation funds and \$64,125 in land sales proceeds and builder fees will be utilized for this program.
2. Mid-City Railroad Corridor: This project will involve the acquisition and demolition of properties in the City's Mid-City Railroad Corridor. The Mid-City Railroad Corridor project area is a 36 block area encompassed on the north by Avenue G; on the south by 5th Avenue; on the west by Indian Creek and 13th Street; and on the east by 10th Street. This area was designated as an Urban Renewal Area, as per Chapter 403 of the Code of Iowa by City Council on May 24, 2004. Properties acquired under the program will be held in public trust. However, some properties will be utilized to allow for railroad track consolidation, drainage/flood control and infrastructure improvements, neighborhood redevelopment projects and open space. Activities will eliminate slum and blighting influences on an area basis. CDBG funding will be allocated in the amount of \$150,000 and \$150,000 in private foundation funds.

Rental Rehabilitation

The general objectives addressed by the rental rehabilitation efforts are:

1. To provide sound rental housing for low and moderate income residents.
2. To encourage the reuse of vacant, but repairable multi-family structures.
3. To use CDBG funds to leverage private investment and to make rehabilitation projects economically feasible.
4. To increase the supply of handicap accessible units.

We will meet these objectives in the following way:

1. Barrier Removal Program: This program, administered by the League of Human Dignity, provides grants to low income persons with disabilities to assist them in modifying their residential units for accessibility. The program encourages persons to remain in their existing living environment and creates additional accessible housing in the community. The program is available for rental units and owner-occupied housing. This program operates throughout the City for low and moderate income households (0-80% of median).

\$21,375 in CDBG funds and \$4,000 in private foundation funds have been committed to this program. All funds will benefit low and moderate-income individuals and families.

Housing Development

The general objectives addressed by the housing development efforts are:

1. To expand home ownership opportunities for low and moderate income residents.
2. To conserve and reuse structures that face demolition or continued deterioration.
3. To promote new, moderate cost residential construction for homeowners in community development areas.
4. To convert unproductive land to productive residential use.
5. To encourage more efficient use of existing infrastructure through infill development.
6. To encourage the development of low cost housing for elderly residents.
7. To support agencies and programs which are associated with and vital to the success of the City's community development efforts.
8. To encourage for-profit builders and developers to reinvest in low and moderate income neighborhoods.

We will meet these general objectives in the following ways:

1. Habitat for Humanity: This program builds homes for very low-income families using donated funds, materials and volunteer labor. They sell these homes to families at cost, with no interest and receive repayment through "sweat equity" and monthly cash payments based on the householder's ability to repay. To qualify, households must have incomes between 30 and 60 percent of the median income. This program is carried out on a community-wide basis. The City of Council Bluffs will provide \$42,500 in CDBG assistance for land acquisition and \$1,038,715 in private funds will be provided to this program.
2. South Main Project: This program will provide infrastructure support for redevelopment activities located specifically in the South Main project area within the Neighborhood Revitalization Strategy Area (NRSA). All funds will benefit low and moderate-income individuals and families. The City of Council Bluffs has committed \$297,000 in Economic Development Initiative (EDI) funds for this project in 2008.
3. Katelman/Sunset Park Neighborhood Project: This program will provide infrastructure support for redevelopment activities located specifically in the Katelman/Sunset Park Neighborhood project area within the Neighborhood Revitalization Strategy Area (NRSA). All funds will benefit low and moderate-income individuals and families. The City of

Council Bluffs has committed \$45,041 in CDBG funds and \$300,000 in Economic Development Initiative (EDI) funds for this project in 2008.

4. Neighborhood Development Program: This program provides public infrastructure support for redevelopment projects located within the NRSA. Funds will be targeted to projects located in the NRSA. During FY08 the funds will be targeted to the 23rd Avenue neighborhood redevelopment project. All funds will benefit low and moderate-income individuals and families. The City of Council Bluffs has committed \$150,000 in CDBG funds and \$150,000 in Capital Improvement Program funds for this project in 2008.

Part II – Economic Development

The City will continue to use CDBG funds to reinforce business development and job creation for low and moderate income people. Economic development builds financial strength in the community and job creation activities help people achieve economic self-sufficiency.

The objectives addressed by the economic development component of the City's community development efforts include:

1. To improve the commercial building stock of the community.
2. To encourage new small business starts and expansion in the Neighborhood Revitalization Strategy Area.
3. To create jobs for low and moderate income people.

We will meet these objectives through the following projects:

No projects were funded in 2008 to meet this objective.

Part III – Public Services and Facilities

Public services and facilities programs are designed to provide an opportunity for non-profit community organizations to develop and execute projects which benefit low and moderate income residents. The general objectives of this part of the program include:

1. To provide a means by which non-profit organizations can construct physical development projects which will benefit low and moderate income people.
2. To support the human service needs of the community with emphasis on homeless and transitional housing, homeless prevention, youth activities and education, and housing counseling.
3. To improve the quality of improvement projects through competitive applications.
4. To expand emergency services to low income people.

We will accomplish these objectives through the following programs:

Homeless and Transitional Housing

1. MICAH House: A \$38,475 allocation in CDBG funds, \$25,000 in United Way funds, \$23,500 in Emergency Shelter Grant funds, \$16,834 in Federal Emergency Management Agency funds and \$277,368 in other grants and donations will be provided to the MICAH House Emergency Family Shelter. The funds will be utilized to pay for operational costs for the facility located at 231 South 7th Street. This project will benefit homeless women and families.
2. Catholic Charities: An allocation of \$8,550 in CDBG funds, \$102,000 in United Way funds, \$16,000 in Emergency Shelter Grant funds, \$262,630 in VOCA funds and \$148,412 in donations will be provided to Catholic Charities. The funds will be utilized for operational costs for the Phoenix House, a domestic violence shelter. The facility is located at a confidential location. This project will benefit women and children that are victims of domestic violence and/or sexual abuse.

Housing Counseling

1. Family Housing Advisory Services (FHAS): An allocation will be provided to FHAS for HomeSearch Counseling, Pre-Purchase Counseling, Foreclosure Prevention Counseling, Fair Housing Services and Mediation Services in the community. Activities will also include homebuyer seminars to be coordinated with the Metro 100 Program and City Infil Program. This project will benefit low and moderate-income persons and families and utilize \$29,925 in CDBG funds, \$16,320 in SHP funds, \$27,020 in United Way funds, and \$23,500 in Emergency Shelter Grant funds.

Part IV – Administration

The program administration component covers a portion of the Community Development Department's cost for program administration and provides financial support to associated agencies and programs. General objectives for program administration include:

1. To assure that the largest possible proportion of Council Bluffs' CDBG entitlement is used for physical development projects.
2. To provide high quality program administration at minimum possible cost.
3. To support agencies and programs which are associated with and vital to the success of the Community Development Programs.

We will meet these objectives in the following ways:

Community Development Department: Administrative support for Council Bluffs CDBG Program is provided by the Community Development Department. The Department is also responsible for overall program management, coordination, monitoring and evaluation of community development activities, including a historic survey of the Glen/Park area, assisted in whole or in part with federal or general funds, tax increment financing and other programs. The \$325,000 funding for CDBG program, while a necessary part of the Community Development Program, is not counted as an activity that benefits low and moderate-income people.

HOMELESS AND OTHER PERSONS WITH SPECIAL NEEDS

Homeless

According to the latest “point-in-time” count (conducted January 26, 2006), there are 1632 homeless individuals in the Omaha/Metro area. Of these, it is estimated that 513 are chronically homeless. The remaining 1119 are single individuals and persons in households with and without children. The following table offers a breakdown of the homeless population (and subpopulations) identified in the “point-in-time sheltered and unsheltered count”.

(NOTE: The data contained in this table were obtained during a point-in-time count conducted by outreach teams, service providers, community volunteers and homeless and formerly homeless individuals. These groups were trained in how to collect the data so as to ensure data quality, and as the date of the count neared, reminders were sent to ensure that all would be at their scheduled sites and locations as planned. All shelters and all transitional housing facilities participated in the count and all unsheltered locations where homeless are known to congregate were surveyed, i.e., parks, abandoned buildings, river front sites, etc. A random sample of sheltered clients was interviewed so as to make subpopulation estimates. The count was conducted in the early morning prior to the opening of the shelters so as to avoid counting the same individual(s) twice.)

<u>Homeless Population</u>	<u>Sheltered</u>		<u>Unsheltered</u>	<u>Total</u>
	<u>Emergency</u>	<u>Transitional</u>		
Families with children	36	48	10	94
Persons in families with children	126	174	30	330
Single individuals & persons in households without children	689	454	159	1,302
Total Persons	<u>815</u>	<u>628</u>	<u>189</u>	<u>1,632</u>
<u>Homeless Subpopulations</u>	<u>Sheltered</u>		<u>Unsheltered</u>	<u>Total</u>
Chronically homeless	410		103	513
Severely Mentally Ill	305		56	361
Chronic Substance Abuse	492		85	577
Veterans	141		12	153
Persons with HIV/AIDS	6		0	6
Victims of Domestic Violence	134		6	140
Unaccompanied Youth (under 18)	109		7	116

The Metro Area Continuum of Care for the Homeless, of which the City of Council Bluffs is a member, consists of innumerable programs designed to provide housing and services to the various populations listed in the above table. Currently, there are sixteen programs that offer emergency shelter to homeless individuals and/or families, together providing 484 individual beds and 192 family beds; leaving a need – based on calculations involving the above point-in-time count – of 309 individual beds, no family beds. Similarly, there are twenty-three programs that offer transitional housing. Together, they provide 269 individual beds and 482 family beds; leaving a need – again based on calculations involving the above point-in-time count – of 467 individual beds, no family beds.

There are very few permanent housing beds – either in the form of units or vouchers --available in our jurisdiction. The latest inventory indicates only 21 rental vouchers for the chronically homeless. Given that all 513 chronically homeless individuals need (or will need) permanent housing, this leaves a need of 492 permanent housing beds for the chronically homeless alone.

These specific housing needs are accompanied by supportive service needs (for both the chronically homeless and other homeless) that must be met if the strategy for addressing homelessness is to be effective and whole. The following provides a reiteration of the housing needs mentioned above but includes, as well, supportive service and other needs that must be addressed.

In order to address the problem of homelessness in our jurisdiction (chronic and otherwise) the following is needed: 1) a substantial increase in the number of affordable housing units; 2) a substantial increase in the number of permanent supportive housing beds/facilities; 3) a substantial increase in the number of rental assistance vouchers (long waiting lists for subsidized housing); 4) an increased capacity on the part of nonprofits to acquire the matching dollars required for federally-funded projects; 5) increased technical know-how (how to package housing development projects, for example); 6) overcoming “not in my backyard” issues with respect to placement of homeless housing and service facilities; 7) a substantial increase in the number of substance abuse recovery programs/beds; 8) a substantial increase in the number of individual emergency shelter and transitional housing beds; 9) an increased understanding of program eligibility requirements on the part of “mainstream program service providers”; 10) an increase in the number of case managers and outreach personnel; 11) an increase in homeless access to medical and mental health care; 12) the full implementation of an HMIS with which to evaluate ongoing efforts.

Previously Omaha Area Continuum of Care for the Homeless (OACCH) and now Metro Area Continuum of Care for the Homeless (MACCH): Through its partnerships, the City of Council Bluffs will continue its participatory and active role in MACCH. MACCH plays a critical part in the funding application processes for Emergency Shelter Grant Funds, State Trust Funds and Supportive Housing Funds whose awarding of funds have become contingent on (among other things) the applicant’s active involvement with the Continuum of Care.

Renewed in 2006, a Continuum of Care Super NOFA (a Supportive Housing Fund) application was prepared in 1997 by the Pottawattamie County Homeless Link, made up of four organizations Family Service, MICA House Emergency Shelter, Legal Services Corporation of Iowa and the Christian Worship Center; who sought to meet identified gaps with the construction of a seven unit transitional housing facility and the provision of outreach and supportive services to the homeless and near homeless. The outreach and supportive services are provided out of MOHM’s Place, a meal site for homeless and near homeless persons. Services include: legal services, health care, referral and consultation linking participants to appropriate facilities and services such as: 1) emergency shelters to provide homeless persons with safe alternatives to the streets; 2) service providers and housing opportunities and; 3) transitional housing with supportive services (including job training, job placement, substance abuse treatment, mental health services, and independent living skills). These organizations will continue to seek Supportive Housing Program (SHP) funds.

Another Council Bluffs/Pottawattamie County area proposed project awarded SHP funds in 2006 was a homeless shelter for single men and women and additional transitional housing facilities as identified in *The Council Bluffs Housing Needs Assessment and Program Development Plan* prepared in December 2000 by independent planning consultants with the assistance of the Council Bluffs Housing Task Force.

Heartland Homes, in 2006, was awarded HOME funds from the City of Council Bluffs for a 16 unit permanent supportive housing project located on the Human Services Campus along North 16th Street in Council Bluffs. The project will serve homeless individuals as defined by the McKinney Act. The project will consist of 7-three bedroom units, 7-two bedroom units and 2-one bedroom units. Heartland Family Service will provide supportive services to these persons and the project will be designed to meet their special needs. Construction of this project is anticipated to begin in 2007.

Emergency Shelter Grant Program: Emergency Shelter Grant Funds were awarded through the State of Iowa Economic Development Department to five organizations MICA House, Catholic Charities, Family Service, Family Housing Advisory Services (FHAS) and Christian Worship Center for their activities with homeless and near homeless persons and families. Assistance is provided to these agencies for operations, essential services and homeless prevention activities.

The MICA House is a 32 bed emergency family shelter receiving assistance with their operations. Catholic Charities – Phoenix House is a shelter facility for victims of domestic violence and sexual abuse and has the capacity for 24 individuals. Catholic Charities receives ESG funds for assistance with operations and homeless prevention. Family Service receives assistance for essential services for their seven unit transitional housing facility. Family Housing Advisory Services receives operations assistance for their housing counseling activities and homeless prevention. FHAS visits the shelters and MOHM's Place weekly to provide their services to the homeless and near homeless population. The Christian Worship Center manages MOHM's Place. MOHM's Place provides, at no-cost, a daily nutritious meal to homeless and near homeless persons and serves as a location where a network of services that span the continuum can be accessed. Such services include food, clothing, medical services, legal services, mental health services, pastoral services, housing counseling and more. Approximately 41,000 meals are served annually assisting 750 low and moderate income individuals. ESG funds are utilized for operational costs of the facility and homeless prevention.

Community Development Block Grant Program: In 2008, CDBG funds will assist with operational and staff salaries for the MICA House Emergency Family Shelter, Catholic Charities – Phoenix House Domestic Abuse Shelter, and Family Housing Advisory Services housing counseling programs.

Chronic Homelessness

Our jurisdiction's strategy for helping homeless persons transition to permanent housing and independent living is as follows: 1) fully implement 10 year plan for ending chronic homelessness; 2) continue to develop the Continuum's "housing in stages" approach, with special focus on emergency shelter beds and permanent supportive housing beds; 3) develop permanent supportive housing (there is a great need in our community for housing in this category, both in the form of units and rental assistance); 4) increase the community's capacity to

prevent homelessness by developing new prevention initiatives and expanding existing ones; 5) related to prevention is the development of effective Discharge Planning from state and local institutions that house the chronically homeless; 6) ease and ensure access to existing Mainstream Programs; 7) develop, expand and fully fund Day Facilities for connecting chronically homeless to health care, legal services, counseling, case management, veterans services and other supportive services (as well as providing comfortable, safe settings where the homeless can rest during the day, take showers, do laundry, etc.); and finally, 8) develop a system for evaluating progress in the ongoing effort to address homelessness (HMIS).

The following listing identifies the action steps this jurisdiction is taking in order to transition homeless persons to permanent housing and independent living. Special focus is placed on persons that are chronically homeless. These steps were identified by the jurisdiction's continuum of care.

I. Develop affordable housing/additional permanent housing units --

1. Create more Permanent Housing (PH) beds for the chronically homeless.
2. Implement 10-Year Plan to End Chronic Homelessness.
3. Identify more lead agencies to develop permanent supportive housing projects.
4. Determine financing strategy and seek permanent housing funds.
5. Begin operating 21-voucher Shelter Plus Care program.
6. Initiate development of 24 "permanent housing" safe haven units with planned completion by July 2009.
7. Plan for long-term development of an additional 24 "permanent housing" safe haven units to be completed by 2010.
8. Develop an additional 48 new "permanent housing" units during the period 2008 through 2015.
9. Provide 54 additional rental vouchers over the next 10 years.

II. Increase the percentage of homeless persons staying in PH over 6 months --

1. Provide PH clients with basic needs items including food, clothing, mental health and medical needs.
2. Provide PH clients skill-building training based on individual needs.
3. Track PH bed occupancy through HMIS.
4. Continue annual sheltered/unsheltered count

III. Increase percentage of homeless persons moving from TH to PH --

1. Ask existing TH Programs to consider amending their grant to become Permanent Supportive Housing Programs.
2. Identify missing partners in Discharge Policy Planning Task Force, making sure mental health, corrections, youth aging out of foster care, and consumers are represented.
3. Implement individual written discharge planning for all youth discharged from foster care, youth rehab centers, or other institutions.

IV. Increase percentage of homeless persons becoming employed --

1. Enlist local businesses to identify employment opportunities for homeless persons.
2. Secure commitments from local businesses to employ at-risk adults.

V. Ensure that the CoC has a functional HMIS system --

1. HMIS will implement with trainings in 6/2006 and start date for emergency shelters of 7/2006, transitional providers of 8/2006.
2. We expect to have limited data sharing between service providers at onset.
Also, we expect to integrate Permanent Housing Providers and Street Outreach providers into the HMIS during the next 12 months.

Discharge Policy

In order to ensure that publicly funded institutions or systems of care are not discharging persons directly into homelessness (i.e. to the streets or emergency shelters), discharge protocols have been developed and implemented in the areas of foster care, mental health and corrections. Currently, Continuums of Care throughout the State are working with their local systems of health care to develop effective protocols for discharging persons.

The Iowa Council on Homelessness (ICH) adopted a Discharge Policy on March 18, 2005 and sent it to the Iowa Governor's Office. Since that time the Governor's Office staff has informed the ICH that the Governor is advising his agency directors to implement the recommendations of the Council.

In Foster Care, the Iowa Department of Human Services (DHS) addresses discharge from state foster care, out-of-home care, and general custody. DHS through the Iowa Aftercare Network Preparation for Adult Living (PAL) services ensures that the youth continue to receive supported living into adulthood (the age of majority, which is 18) and reflects the need for any continuity of programmed services, such as educational and vocational services. The Iowa Aftercare Network is a voluntary program that provides supportive/mentoring services for the youth. The Preparation for Adult Living (PAL) service which assists youth who have graduated or completed their GED with living expense while they are working or attending a post secondary training or school. Youth with other mental or physical disabilities are linked to specialized support services to make the transition to living within the community. Though a case is closed when the youth reaches the age of majority, the youth is connected to additional case management when warranted.

Health Care -- The local CoC currently is working with the larger privately funded hospitals and systems of care in order to develop protocols for discharging patients.

Mental Health -- When an individual is committed to a State Regional Center, the discharge planning process begins. The goal is to return the individual to the community and the appropriate level of housing and needed services. All planned discharges include appropriate housing and community services. The Nebraska Housing Related Assistance Program, authorized under Neb. Rev. 71-812(3) and consistent with the intent of Nebraska's Behavioral Health Reform, is to help those who are experiencing an extreme housing burden. To be eligible

for this assistance, an individual must meet several criteria: 1) have a serious mental illness, 2) have an Individual Service Plan with a goal of independent living, 3) be receiving HHSS Authorized Behavioral Health Services, 4) have efforts to secure housing and/or rental assistance as administered by local housing authorities and/or other entities documented, 5) be “extremely low income,” and 6) meet one of the following criteria: a) is being discharged from an inpatient mental health commitment; b) is eligible to move from a residential level of care to independent living; or c) is at risk of an inpatient mental health commitment at least, in part, because of lack of affordable independent housing.

Corrections – Case managers are responsible for conducting discharge planning for assigned caseloads. The intent of discharge planning is to prepare the inmate for release and transition to the community. As much as possible, inmates are encouraged to enroll in the pre-release program; this is mandatory for IA Corrections Youth Facility inmates. The discharge plan consists of educational or vocational goals, a housing plan, and if appropriate, behavioral healthcare goals. The discharge plan is revised at regular interviews. The final discharge plan is completed for those discharging without the benefit of parole at least 90 days prior to discharge. This plan reviews the reasons for discharge without parole and is used to aid the transition into the community. Each facility must develop procedures for coordinating community resources to assist in the final discharge plan and written procedures for doing this are in place and were last revised: 5/18/2005.

Persons with Special Needs

Community Housing Initiatives, Inc., in 2005, was awarded low income housing tax credits from the State of Iowa and HOME funds from the City of Council Bluffs for an 18 unit low income housing project located at 1800 Nash Boulevard in Council Bluffs. All of the units are targeted for households with incomes at or below 40-60% of the Median Family Income. Specifically, five of the units are targeted to persons with mental disabilities. REM Iowa, Inc. will be providing supportive services for residents of these units. Construction of this project is to begin in 2006 with completion expected in 2007.

In 2006, the City awarded HOME funds to Mosaic Housing Corporation for the rehabilitation of 14 rental units located at 2407-2417 Avenue L. The units will be designated for individuals with disabilities and mental illness and ten units will be subsidized through the HUD 811 program. Mosaic will provide supportive services to these persons with disabilities and the project will be designed to meet their special needs. Construction of this project is anticipated to begin in 2007.

Future Council Bluffs/Pottawattamie County area proposed housing projects to be supported by the City include the construction of elderly housing and housing for special populations including physically and mentally disabled individuals. Other efforts for the homeless, elderly and frail elderly, persons with disabilities, alcohol and drug addiction and AIDS and related diseases will be addressed through participation in the continuum and continued planning.

OTHER ACTIONS

Maintaining Affordable Housing

The Consolidated Plan indicated the relative priorities for assistance among: 1) different categories of extremely low, very low and low income households with needs for housing assistance and 2) the activities appropriate for meeting identified needs (in the context of the City's housing market and inventory conditions and the cost of different activities).

The principal features for achieving the objectives of this strategy include:

- Increasing the supply of standard, affordable rental housing through the rehabilitation of existing housing and the construction of new units.
- Promoting home ownership opportunities through the renovation of owner-occupied single-family homes.
- Preserving existing home ownership through the renovation of owner-occupied single-family homes.
- Providing rental assistance to alleviate rental cost burden experienced by very low and low income households.
- Providing affordable housing opportunities designed to meet the needs of the elderly, people with disabilities, large families and other special needs groups.
- Ensuring, at a minimum, a one-for-one replacement of public housing units lost through demolition.
- Addressing the needs of homeless individuals and homeless families through the provision of services and assistance to shelter operators.
- Providing for increased housing choice and opportunity both within and outside of areas of minority and low income concentration.
- Creating economic development activities to help people achieve economic self-sufficiency.
- Providing opportunities for non-profit community organizations to develop and execute projects which benefit lower-income residents.
- Reducing lead-based paint hazards.
- Building increased capacity within the housing delivery system to make the institutional structure more responsive to the needs of low and moderate income persons.

- Implement recommendations contained in the Council Bluffs Affordable Housing Study and *The Council Bluffs Housing Needs Assessment and Program Development Plan* prepared in December 2000.

Removing Barriers to Affordable Housing

During the next year, the City will continue to support efforts aimed at reducing known barriers to fair and affordable housing. Specific activities to be undertaken over the next year include the following:

- Provide funding to FHAS to undertake fair housing and housing counseling services in the community. These activities and others were outlined in the City's Analysis of Impediments to Fair Housing Report.
- Provide funding to continue the Barrier Removal Program for low and moderate income persons and families.
- Continue to implement recommendations outlined in the City's Analysis of Impediments to Fair Housing Report and develop a plan to update this report.
- Continue efforts to identify and provide adequate property, which is properly zoned and served with utilities, for multi-family housing construction.
- Continue to provide relocation assistance to persons displaced by CDBG funded activities through existing policies.
- Support the Municipal Housing Agency, private developers and non-profit organizations in the development of additional affordable housing.
- Undertake and support local efforts which are aimed at educating residents about affordable housing needs and programs in an attempt to change negative attitudes and misconceptions of affordable housing.

Evaluating and Reducing Lead-Based Paint Hazards

- Continue to implement the Lead Base Paint Regulations.
- Continue efforts to conduct contractor training sessions.
- Provide support to CDBG funded activities aimed at reducing lead-based paint hazards.
- Continue to educate staff, including maintaining recertifications as required.

Reducing Poverty

- Pursue the economic development strategies set forth in the Council Bluffs Comprehensive Plan with emphasis on business recruitment and expansion which guarantees a percentage of low and moderate income employees.
- Coordinate all City economic development efforts, regardless of funding sources, with the Iowa Western Community College, Iowa Department of Employment Services, Workforce Development and other job training programs. Coordination will be accomplished through continued planning and strategy development.
- Support development activities which retain and expand the economic mix of residents within low income areas of the community.
- Support the development of affordable housing projects located outside of low income areas.
- Continue to implement a self-sufficiency program to provide assistance to low income persons participating in rental assistance programs.
- Create incentives and programs to encourage private sector investment in low income areas.
- Provide funding for programs that offer services to increase the overall income of low-income persons.
- Continue to implement the requirements of Section 3 on all CDBG funded projects.

Developing the Institutional Structure

The institutional structure within the City, which will deliver and manage the affordable and supportive housing programs, includes elements from the public and private sectors. The Community Development Department will play the lead role in administering the housing strategy. The Department is responsible for implementing the City's community development and redevelopment activities. The Department's plans and programs must be approved by the Mayor, the City Council and the Community Development Advisory Committee prior to implementation.

Funding from the CDBG Program is the foundation for the diverse programs which assist low and moderate income residents with housing needs. The City will administer its CDBG housing development programs identified in the Action Plan.

The Municipal Housing Agency (MHA) will be responsible for Public Housing and Rental Assistance Programs and activities. The MHA will continue its self-sufficiency programs.

Non-profit organizations will play an increasing role in the City's housing strategy. During the period covered by this strategy, the City will work with the Community Housing Investment

Corporation, Family Housing Advisory Services, Community Housing Initiatives, Southwest 8 Senior Services, MICA House, Inter-Faith Response, American Red Cross – Loess Hills Chapter, Christian Worship Center – MOHM's Place, Family Service, Catholic Charities – Phoenix House, Crossroads of Western Iowa, Habitat for Humanity, League of Human Dignity and others. The City will continue to strengthen the capacity of these organizations.

Private builders and developers also play a major role in the production of affordable housing in the City. Private builders and developers participating in City-sponsored housing development programs have an understanding of required development standards and are experienced in working with federal regulations. The City will continue to develop and enhance relationships with new contractors and familiarize them with the rules required under both City and federal regulations.

Enhancing Coordination among Public and Private Agencies

The City also intends to provide services and conduct its activities, as efficiently and responsibly as possible. The Community Development Department of the City of Council Bluffs shall be charged with the responsibility for plan implementation and monitoring. Good record keeping and continuous program monitoring will also be conducted to ensure effective use of funds and maximization of program benefits. The City has identified specific activities. These activities will be carried out by in-house staff or subcontracted to subrecipients depending on the type of program and the capabilities of the organizations involved. Monitoring procedures will have components specific to the program or project.

Monitoring of Subrecipients – The City's project monitoring efforts begin with the negotiation of individual contracts. Contracts must be drafted in such a way as to provide measurable performance criteria and administrative standards, all consistent with HUD or other regulatory guidelines and requirements. Progress towards attainment of specific goals will be monitored throughout the contract term and any longer period specified. This is particularly important for subrecipients who are working under a long term contract for service. Monitoring of subrecipients by City staff will include the combined use of tracking of compliance key terms of the contract, contract specified inventory of required monitoring area, on-site reviews and audits, annual performance reports and periodic status reports as necessary. Violations, deficiencies, or problems identified during routine monitoring procedures will be addressed and corrected by providing the subrecipient with the necessary information and technical assistance. If the problem persists, sanctions will be imposed appropriate to the scale of the problem.

In-House Monitoring – In addition to monitoring the performance of subrecipients, the City has a monitoring system in place for projects and programs conducted by Community Development Department staff. This includes a competitive bidding, job site inspection, eligibility determinations and underwriting criteria and monthly activity reports. Monthly reports allow staff to analyze goal related performance in a number of areas. These include the number of clients benefiting, client composition and geographic areas served. By analyzing at this level, staff can determine when and where needs are being met, area and populations being under served and compliance with regulatory requirements. The City will continue to invest significant staff time and effort to an ongoing and thorough monitoring process to insure that all funds are put to their best and most efficient use according to the priorities and goals identified and within the guidelines of the appropriate state and federal program.

Coordination – The City is committed to working with a variety of citizens and organizations to implement the activities identified by this plan. Existing coordination efforts will be continued to maximize services and programs. In addition to these efforts, the City will focus on several areas. These include: leveraging resources to the greatest extent possible, expanding communication with the private sector in the area of affordable housing development, continually meeting with human service and housing providers to share information, coordinate efforts and address community issues. The City will also participate, and require the participation of other agencies where appropriate, in the Omaha Area Continuum of Care for the Homeless.

Public Housing Improvements

The strategic goals as identified in the Council Bluffs Municipal Housing Agency (MHA) five-year PHA Plan (2005-2010) are as follows:

- Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities;
- Improve the quality of assisted housing by renovating or modernizing public housing units; and
- Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

The MHA has not been successful in increasing the availability of affordable housing. However, late in 2003 the MHA successfully established a non-profit sister organization to open the door to additional sources of funding for affordable housing production.

The MHA continues to improve the quality of assisted housing by renovating or modernizing existing public housing units. Specifically in 2008 the MHA at its two elderly projects will perform the following improvements:

Regal Towers – Renovation of bathrooms in selected units, roof replacement, modification of community room and kitchen, and common area redecorating. The total estimated cost for these projects is \$155,000.

Dudley Court – Exterior site and parking improvements and trash refuge room renovations. The total estimated cost for these projects is \$51,000.

The MHA is able to affirmatively further fair housing by maintaining an active relationship with the Pottawattamie County Landlord Association. Through this relationship the MHA is able to promote a better understanding about the benefits of Section 8 participation among persons in the rental housing business.

Public Housing Resident Initiatives

The MHA does not propose any specific resident initiatives for public housing. Currently, the MHA operates two elderly projects and does not own or manage low income family units. As of August 1, 2000, MHA has had a resident on the MHA Board of Directors in accordance with their Resident Board Member Policy.

The MHA continues to do outreach and marketing efforts to local property owners. This is mainly done by sponsoring a landlord's newsletter and actively participating in the landlord association. The MHA has continued to distribute two pamphlets, "Respect Your Tenant" and "Respect Your Rental Unit." The MHA Section 8 continues to participate with the lead-based paint program to educate and inform tenants and landlords.

HISTORIC PRESERVATION

The City has determined that implementation of its CDBG Program will have an effect upon properties included in or eligible for listing on the National Register of Historic Places. Pursuant to Section 106 of the National Historic Preservation Act, the City will implement its program in conformance with 36 CFR Part 800, "Protection of Historic and Cultural Properties".

All projects proposed to be supported financially by the City's Program will be reviewed in a manner consistent with the requirements contained in 36 CFR Part 800 and the procedures outlined by the document "Iowa State Historic Preservation Office".

The following community development activities have been determined to have no effect on historic properties and their implementation will not require review under 36 CFR Part 800:

1. When the Area of Potential Effect (APE) has been intensively surveyed by a professional within the last 8 years;
2. Projects involving buildings of any type that are less than 50 years; and
3. Projects involving single-family dwellings built after 1930, unless it meets certain conditions.

However, their exclusion does not preclude the City from its responsibilities for the identification of historic properties as described in 36 CFR 800.4.

Community Development activities exempt from review under 36 CFR Part 800 are as follows:

1. Exterior rehabilitation activities described below:
 - a. General maintenance/repair, including: gentle cleaning, scraping and painting;
 - b. In-kind replacement;
 - c. Property weatherization;
 - d. Installation of temporary ramps; and
 - e. Construction of ramps on secondary facades.
2. Interior Rehabilitation activities described below:
 - a. In-kind repair/replacement of asphalt and concrete curbs, sidewalks, driveways and ramps;
 - b. In-kind replacement or installation of site improvements, including landscaping and park equipment;
 - c. Electrical and mechanical systems when no structural alterations are needed;

- d. Repair of interior surfaces, including drywall installation;
- e. Properly installed insulation; and
- f. Repair/replacement of cabinets and fixtures.

3. Site improvements described below:

- a. In-kind repair/replacement of asphalt and concrete curbs, sidewalks, driveways and ramps; and
- b. In-kind replacement or installation of site improvements, including landscaping and park equipment.

4. Administrative activities described below:

- a. Mortgage financing assistance;
- b. Purchase of equipment, etc., where any associated physical improvements are on the exempt activities list;
- c. Administrative costs; and
- d. Building acquisition, where any associated physical improvements are on the exempt activities list.

During 2002, the State Historical Society of Iowa announced that the 100 Block of West Broadway would be placed on the National Register of Historic Places. It is because of this designation that in 2005 the Historic Preservation Rehabilitation Program was established to assist and encourage the private sector to reinvest in the area. Any and all exterior modifications to the commercial and/or mixed use properties in the district must be reviewed by the Historic Preservation Commission to ensure that the proposed changes are consistent with the Secretary of Interior's Standards for Rehabilitation and any federally funded project which may have potential effects on the properties must comply with Section 106 of the National Preservation Act of 1966.

In addition, during 2003 a private consultant was hired to conduct an intensive level survey of a portion of 3rd Street, Bluff and Willow Avenue in order to evaluate the district's potential eligibility for nomination to the National Register of Historic Places. The goal is to establish the first Residential Historic District in Council Bluffs. Significant neighborhood interest has been instrumental in the development of this district. Other neighborhood interest has been generated in the Oakland Avenue area. It is anticipated that renewed interest in preservation activities will influence future programmatic and financial decisions. The City is exploring the development of design guidelines for redevelopment efforts in the historic districts.

In 2005 and through 2006 the City managed a Historic Preservation Rehabilitation Program, which is intended to assist with the establishment of revolving loans and/or grants to be used to

aid private owners of historically designated properties in the downtown area with necessary improvements and renovation resulting in reuse of the buildings for commercial and/or mixed use. Properties that are strictly residential in nature would not be eligible for funding. The program is intended to assist in the revitalization and reinvestment of the downtown area, leading to more private sector investment and increasing the number of residential units in downtown. \$265,000 in Economic Development Initiative funds and \$200,000 in private foundation funds were allocated for this Program.

In 2006 the City applied for a Section 108 Loan for the redevelopment of the Nonpareil buildings on Pearl and Main Streets. The Pottawattamie County Development Corporation and J Development are in the process of securing funding to help renovate the building that would cost a total of \$2.6 million. The City is working with both corporations to submit a Section 108 Loan to HUD to assist with the financing. The Section 108 Loan was submitted to HUD in 2006 and incorporated into the FY06 Budget. New market tax credits will also be sought for this project, with the assistance of the National Development Council.

The City of Council Bluffs in partnership with residents of the Park/Glen area plans to create a third residential historic district in Council Bluffs. The area will be surveyed and a nomination crafted for the area as a potential historic district. CDBG funds from the City's Administration budget along with private foundation funds and local historic preservation funds will be utilized to conduct the survey. The total cost for the survey is estimated at \$26,000.

SECTION IV

GEOGRAPHIC DISTRIBUTION OF RESOURCES

GEOGRAPHIC DISTRIBUTION OF RESOURCES

Geographically, the Neighborhood Revitalization Strategy Area (NRSA), the City's central portion, has the greatest housing and service problems. The NRSA is a contiguous area of about four square miles located in the central portion of Council Bluffs and contains the city's Central Business District, the Broadway Commercial Corridor, railroad related industrial uses and a variety of single family residential neighborhoods. A map of the NRSA is on the following page. Based on the 2000 Census figures, 9,902 persons, or 64.4% of the NRSA, are classified as low or moderate income, compared to a city-wide percentage of 54.1%. Residents of the NRSA have the greatest need for assistance and activities in this area are given priority. Some programs are designated only for use within the NRSA. Activities targeted to this area include construction of new single-family, single-family rehabilitation and repair, homeownership assistance, rental housing development, counseling services and homeless initiatives. However, investments in housing will occur throughout all predominantly low and moderate income areas.

In the areas selected for investment the City hopes to achieve: 1) the conservation of existing neighborhoods and the preservation and expansion of existing housing stock; 2) dramatically visible, concentrated improvement of strategic parts of neighborhoods with greatest economic and housing needs; 3) the expansion of rehabilitation and new construction activity into low income neighborhoods; 4) housing infill development which will make vacant property productive again and 5) creation and retention of jobs for low and moderate income persons.



SECTION V

FY08 CDBG PROJECTS

FY08 CDBG BUDGET

	<u>08 Proposed or Requested</u>	<u>CDAC & Staff Recommend</u>
<u>Housing Development</u>		
Home Improvement Program	\$450,000	\$450,000
Blighted Program	\$195,000	\$192,375
Mid City RR Corridor	\$300,000	\$300,000
League of Human Dignity	\$25,000	\$21,375
South Main Project	\$297,000	\$297,000
Katelman/Sunset Park Neighborhood Project	\$345,041	\$345,041
Habitat for Humanity	\$45,000	\$42,500
Neighborhood Development Projects	\$300,000	\$300,000
Subtotal	\$1,957,041	\$1,948,291
<u>Economic Development</u>		
No Project(s)	\$0	\$0
Subtotal	\$0	\$0
<u>Public Services & Facilities</u>		
Phoenix House -Domestic Violence	\$12,000	\$8,550
Family Service - Micah House	\$38,475	\$38,475
FHAS	\$31,500	\$29,925
Legal Aid	\$12,000	\$0
Camp Fire USA	\$10,000	\$0
Subtotal	\$103,975	\$76,950
<u>CD Administration</u>		
Community Development Department	\$325,000	\$325,000
Subtotal	\$325,000	\$325,000
Total CD Program and Projects	\$2,386,016	\$2,350,241

DESCRIPTION OF FY08 PROJECTS

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	Habitat for Humanity
Priority Need	High
Project Title	Habitat for Humanity – Land Acquisition
Description	Purchase 2 residential lots for construction of dwellings to be sold to low income households.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area Community-wide

Objective Number DH-1.1	Project ID 0001
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient 570.500(c)	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 2
Local ID 08-001.1	Units Upon Completion 2

Funding Sources:

CDBG	\$42,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$1,038,715.00
Total	\$1,081,215.00

The primary purpose of the project is to help:

- ☐ the Homeless
- ☐ Persons with HIV/AIDS
- ☐ Persons with Disabilities
- ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	Community Housing Investment Corporation (CHIC)
Priority Need	High
Project Title	CHIC – Blighted/Slum & Blight Removal
Description	Acquire properties with blighted structures, demolish the structures and offer the properties for resale and redevelopment. Project will also involve demolition activities eligible under 570.201(d) and disposition activities eligible under 570.201(b). Slum and blight removal will be the goal under this program.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area Community-wide

Objective Number SL-3.1	Project ID 0002
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient 570.204	CDBG National Objective SBS
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 2
Local ID 08-001.2	Units Upon Completion 2

Funding Sources:

CDBG	\$32,062.50
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$64,125.00
Total	\$96,187.50

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Mid-City Railroad Corridor Project
Description	Acquisition of blighted commercial and residential properties along the Mid-City Railroad Corridor, which is generally bounded by Avenue G on the north, 10 th Street on the east, 13 th Street and Indian Creek on the west and 5 th Avenue on the south. Project will also involve demolition activities eligible under 570-201(d).

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area Census Tracts & Block Groups
 CT: 030700 BG: 5 County: 19155 CT: 030700 BG: 2 County: 19155
 CT: 030700 BG: 4 County: 19155 CT: 030700 BG: 1 County: 19155
 CT: 030700 BG: 3 County: 19155

Objective Number SL-3.2	Project ID 0003
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient Local Government	CDBG National Objective SBA
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Business	Annual Units 1
Local ID 08-001.3	Units Upon Completion 1

Funding Sources:

CDBG	\$150,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$150,000.00
Total	\$300,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	Community Housing Investment Corporation (CHIC)
Priority Need	High
Project Title	CHIC- Blighted/Low-Mod Housing
Description	Acquisition and demolition of vacant housing units and commercial structures for low income housing development. The properties will be resold and redeveloped. Project will also involve demolition activities eligible under 570.201(d) and disposition activities eligible under 570.201(b).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Community-wide

Objective Number DH-1.2	Project ID 0004
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient 570.204	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 2
Local ID 08-001.4	Units Upon Completion 2

Funding Sources:

CDBG	\$32,062.50
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$64,125.00
Total	\$96,187.50

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Neighborhood Development Program
Description	Fund public facility improvements related to new or renovated housing development located in the City. Priority will be given to projects located in the City's Neighborhood Revitalization Strategy Area (NRSA). Project may involve some demolition activities eligible under 570.201(d).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Census Tracts & Block Groups
 CT:030800 BG:1 County:19155 CT:030501 BG:1 County:19155 CT:031300 BG:1 County:19155
 CT:030800 BG:2 County:19155 CT:030501 BG:2 County:19155 CT:031300 BG:3 County:19155
 CT:030800 BG:3 County:19155 CT:030501 BG:3 County:19155

Objective Number DH-1.3	Project ID 0005
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 50 Total / 46 LMI
Local ID 08-003.1	Units Upon Completion 50 Total / 46 LMI

Funding Sources:

CDBG	\$150,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$150,000.00
Total	\$300,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	South Main Project
Description	Fund public facility improvements related to new or renovated housing development located in the South Main project area in the City's NRSA. Project may involve some demolition activities eligible under 570.201(d).

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Census Tracts & Block Groups
 CT:030800 BG:1 County:19155 CT:030501 BG:1 County:19155 CT:031300 BG:1 County:19155
 CT:030800 BG:2 County:19155 CT:030501 BG:2 County:19155 CT:031300 BG:3 County:19155
 CT:030800 BG:3 County:19155 CT:030501 BG:3 County:19155

Objective Number DH-1.4	Project ID 0017
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2006	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 36 Total / 36 LMI
Local ID 06-003.3	Units Upon Completion 36 Total / 36 LMI

Funding Sources:

CDBG	\$0.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$297,000.00
Total	\$297,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Katelman / Sunset Park Neighborhood Project
Description	Fund public facility improvements related to new or renovated housing development located in the Katelman / Sunset Park Neighborhood project area in the NRSA. Project may involve some demolition activities eligible under 570.201(d).

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area Census Tracts & Block Groups

CT:030800 BG:1 County:19155	CT:030501 BG:1 County:19155	CT:031300 BG:1 County:19155
CT:030800 BG:2 County:19155	CT:030501 BG:2 County:19155	CT:031300 BG:3 County:19155
CT:030800 BG:3 County:19155	CT:030501 BG:3 County:19155	

Objective Number DH-1.5	Project ID 0006
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 10 Total / 8 LMI
Local ID 08-003.2	Units Upon Completion 10 Total / 8 LMI

Funding Sources:

CDBG	\$45,041.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$300,000.00
Total	\$345,041.00

The primary purpose of the project is to help:

- ☐ the Homeless
- ☐ Persons with HIV/AIDS
- ☐ Persons with Disabilities
- ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	Family Housing Advisory Services
Priority Need	High
Project Title	Housing Counseling
Description	Operate a Council Bluffs branch office and provide the following programs: HomeSearch Counseling, Pre-Purchase Counseling, Foreclosure Prevention Counseling, Fair Housing Services and Mediation Services.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Community -wide

Objective Number SL-1.3	Project ID 0007
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient 570.500(c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator People (General)	Annual Units 650
Local ID 08-005.1	Units Upon Completion 650

Funding Sources:

CDBG	\$29,925.00
ESG	\$23,500.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$43,340.00
Total	\$96,765.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	MICAH House
Priority Need	High
Project Title	MICAH House
Description	MICAH House will be supported with operational funds, including staff salaries. Services provided by the MICAH House staff include food, shelter, academic tutoring, nursing clinic, children's organized activities, housing counseling and other guest services.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area 231 South 7th Street, Council Bluffs, IA 51501

Objective Number SL-1.1	Project ID 0008
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient 570.500(c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Persons who are homeless	Annual Units 275
Local ID 08-005.2	Units Upon Completion 275

Funding Sources:

CDBG	\$38,475.00
ESG	\$23,500.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$324,482.00
Total	\$386,457.00

The primary purpose of the project is to help:

- ☒ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	Catholic Charities
Priority Need	High
Project Title	Phoenix House
Description	Phoenix House will be supported with operational funds. The Phoenix House is a domestic violence shelter, serving women and children that are victims of domestic violence.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Confidential Location, Council Bluffs, IA

Objective Number SL-1.2	Project ID 0009
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient 570.500(c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Persons who are homeless	Annual Units 150
Local ID 08-005.3	Units Upon Completion 150

Funding Sources:

CDBG	\$8,550.00
ESG	\$16,000.00
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$513,042.00
Total	\$537,592.00

The primary purpose of the project is to help:

- ☒ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	League of Human Dignity
Priority Need	High
Project Title	Barrier Removal Program (BRP)
Description	Provide technical assistance and grants to households with handicapped/disabled persons, for home modification to remove architectural barriers at owner-occupied dwellings and rental units, under the Barrier Removal Program (BRP).

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area Community -wide

Objective Number DH-1.6	Project ID 0010
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient 570.500(c)	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 4
Local ID 08-014.1	Units Upon Completion 4

Funding Sources:

CDBG	\$21,375.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$4,000.00
Total	\$25,375.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☒ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Single Family Housing Rehabilitation Program
Description	Provide installment loans and deferred loans for rehabilitation of owner-occupied dwellings.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area Community -wide

Objective Number DH-3.1	Project ID 0011
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 15
Local ID 08-014.2	Units Upon Completion 15

Funding Sources:

CDBG	\$280,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$280,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
- ☐ Persons with HIV/AIDS
- ☐ Persons with Disabilities
- ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Emergency Housing Repair Program
Description	Provide grants for housing repairs of an urgent nature.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area Community -wide

Objective Number DH-3.2	Project ID 0012
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator Housing Units	Annual Units 12
Local ID 08-014.3	Units Upon Completion 12

Funding Sources:

CDBG	\$30,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$30,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
☐ Persons with HIV/AIDS
☐ Persons with Disabilities
☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Housing Rehabilitation Administration
Description	Provide supervision and project administration for the Housing Rehabilitation Programs.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area Community -wide

Objective Number N/A	Project ID 0013
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator N/A	Annual Units N/A
Local ID 08-014.4	Units Upon Completion N/A

Funding Sources:

CDBG	\$140,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$140,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
- ☐ Persons with HIV/AIDS
- ☐ Persons with Disabilities
- ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Applicant's Name	City of Council Bluffs
Priority Need	High
Project Title	Administration
Description	Provide administration for the Community Development Department programs, including oversight and monitoring, clerical support, accounting, personnel and financial services support. Also to assist with the completion of the Glen/Park area historic survey.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area Community -wide

Objective Number N/A	Project ID 0014
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 1/1/2008	Completion Date (mm/dd/yyyy) 12/31/2008
Performance Indicator N/A	Annual Units N/A
Local ID 08-021.1	Units Upon Completion N/A

Funding Sources:

CDBG	\$325,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$325,000.00

The primary purpose of the project is to help:

- ☐ the Homeless
- ☐ Persons with HIV/AIDS
- ☐ Persons with Disabilities
- ☐ Public Housing Needs

TABLE 3B
ANNUAL HOUSING COMPLETION GOALS

	Annual Number Expected Units To Be Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	127	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	36	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	60	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	96	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Housing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	127	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION VI

OUTCOME PERFORMANCE MEASUREMENT

OUTCOME PERFORMANCE MEASUREMENT

For consolidated plans and annual action plans prepared for Fiscal Year 2007, HUD now requires grantees to incorporate a standardized performance measurement system. The new system is designed to enable HUD to aggregate results of its programs and report to Congress and the public on a more outcome-oriented system (March 7, 2006 Notice in Federal Register).

Each activity in this action plan will correspond to one of the following three objectives:

1. **Creating (or Enhancing) Suitable Living Environments.** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low and moderate income persons, from physical problems with their environment to social issues such as crime prevention, literacy, or elderly health services.
2. **Providing Decent Housing.** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the "Suitable Living Environment" Objective).
3. **Creating Economic Development Opportunities.** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

In addition, each activity must also choose an outcome category that best reflects what the participating jurisdiction is seeking to achieve. The three outcome categories are:

1. **Availability/Accessibility.** Applicable to activities that make services, infrastructure, public services, public facilities, housing or shelter available or accessible to low- and moderate income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people.
2. **Affordability.** Applicable to activities that provide affordability in a variety of ways to low and moderate-income people. It can include the creation or maintenance or affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
3. **Sustainability.** Applicable to activities or services that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low- and moderate-income persons or by removing or eliminating slums or blighted areas.

In identifying the outcome/objective, HUD has developed a numbering system that ties to their performance measurement system. HUD's outcome/objective numbers are as follows:

	Outcome 1 Availability/Accessibility	Outcome 2 Affordability	Outcome 3 Sustainability
Objective 1: Decent Housing (DH)	DH-1 Accessibility for the purpose of providing Decent Housing	DH-2 Affordability for the purpose of providing Decent Housing	DH-3 Sustainability for the purpose of providing Decent Housing
Objective 2: Suitable Living Environment (SL)	SL-1 Accessibility for the purpose of creating Suitable Living Environments	SL-2 Affordability for the purpose of creating Suitable Living Environments	SL-3 Sustainability for the purpose of creating Suitable Living Environments
Objective 3: Economic Opportunity (EO)	EO-1 Accessibility for the purpose of creating Economic Opportunities	EO-2 Affordability for the purpose of creating Economic Opportunities	EO-3 Sustainability for the purpose of creating Economic Opportunities

In addition to identifying the outcome statement for each activity, it is tentatively expected that grantees will report on:

- Amount of money leveraged (from other federal, state or private sources);
- Number of persons, households, or units assisted;
- Race, ethnicity and disability (and number of elderly provided housing assistance); and
- Income levels of persons or households by 30%, 50%, 60% or 80% of area median income (per applicable program requirements) – with area benefit activities to show the total number of persons served and the percentage of low- and moderate-income persons served. Note: Not applicable to economic development activities.

The following table provides the matrix of objectives, strategies, and proposed projects during FY07. It also lays out the performance measures by which to gauge program effectiveness.

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1.1	Habitat for Humanity - Single family housing units will be constructed to provide new access to homeownership for the purpose of creating decent affordable housing in Council Bluffs	CDBG (\$42,500) Other (\$1,038,715)	<ul style="list-style-type: none"> Number of units occupied by low - very low income households Number of units made accessible 	2008 2 units 2009 2010 2011 2012			
MULTI-YEAR GOAL							
DH-1.2	CHIC - Low-Mod Housing - Single family housing units will be constructed to provide new access to homeownership for the purpose of creating decent affordable housing in Council Bluffs	CDBG (\$32,062.50) Other (\$64,125)	<ul style="list-style-type: none"> Number of units occupied by low and moderate low income households Number of units made accessible 	2008 2 units 2009 2010 2011 2012			
MULTI-YEAR GOAL							
DH-1.3	Neighborhood Development Program - Single family housing units will be constructed to provide new access to homeownership for the purpose of creating decent affordable housing in Council Bluffs	CDBG (\$150,000) Other (\$150,000)	<ul style="list-style-type: none"> Number of units occupied by low - moderate income households Number of units made accessible 	2008 46LMI units & 50 units total 2009 2010 2011 2012			
MULTI-YEAR GOAL							

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1.4	South Main Project – Public facility improvements will be constructed to provide new or renovated housing development for the purpose of creating decent affordable housing in Council Bluffs	EDI (\$297,000)	<ul style="list-style-type: none"> Number of units occupied by low - moderate income households Number of units made accessible 	2008	36 LMI units & 36 units total		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
DH-1.5	Katelman/Sunset Park Neighborhood Project – Public facility improvements will be constructed to provide new or renovated housing development for the purpose of creating decent affordable housing in Council Bluffs	CDBG (\$45,041) Other (\$300,000)	<ul style="list-style-type: none"> Number of units occupied by low - moderate income households Number of units made accessible 	2008	8 LMI units & 10 units total		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
DH-1.6	Barrier Removal Program – Provided assistance to low and moderate income households with special needs to modify their home for increased accessibility.	CDBG (\$21,375) Other (\$4,000)	<ul style="list-style-type: none"> Number of units occupied by low – moderate income households Number of units made accessible 	2008	4 units		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2.1				2008			
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
DH-3 Sustainability of Decent Housing							
DH-3.1	Single Family Housing Rehabilitation Program – Housing units will be sustained as affordable housing through comprehensive rehabilitation for the purpose of providing decent affordable housing.	CDBG (\$280,000)	<ul style="list-style-type: none"> Number of units occupied by low – moderate income households Number of units sustained affordable 	2008	15 units		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
DH-3.2	Emergency Housing Repair Program – Households have sustained affordable housing by emergency repair for the purpose of providing decent affordable housing.	CDBG (\$30,000)	<ul style="list-style-type: none"> Number of units occupied by low – moderate income households Number of units sustained affordable 	2008	12 units		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.1	MICAH House – Through providing operational funds, homeless families will have emergency housing made available to them.	CDBG (\$38,475) ESG (\$23,500) Other (\$324,482)	▪ Number of homeless persons assisted	2008 2009 2010 2011 2012	275 persons		
			MULTI-YEAR GOAL				
SL-1.2	Catholic Charities – Phoenix House – Through providing operational funds, homeless families / victims of domestic violence will have emergency housing made available to them.	CDBG (\$8,550) ESG (\$16,000) Other (\$513,042)	▪ Number of homeless persons assisted	2008 2009 2010 2011 2012	150 persons		
			MULTI-YEAR GOAL				
SL-1.3	Family Housing Advisory Services – Through providing housing counseling services, households will have access to homeownership and homeless prevention counseling and services.	CDBG (\$29,925) ESG (\$23,500) Other (\$43,340)	▪ Number of persons assisted	2008 2009 2010 2011 2012	650 persons		
			MULTI-YEAR GOAL				

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-2 Affordability of Suitable Living Environment							
SL-2.1				2008			
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
SL-3 Sustainability of Suitable Living Environment							
SL-3.1	CHIC – Blighted – Slum and Blight Removal Program – Improve the sustainability of suitable living environment by removing slum and blighted conditions in existing neighborhoods.	CDBG (\$32,062.50) Other (\$64,125)	<ul style="list-style-type: none"> Number of blighted units removed Number of units created 	2008	2 units		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
SL-3.2	Mid-City Railroad Corridor Project - Improve the sustainability of suitable living environment by removing slum and blighted conditions in the Mid-City Corridor Area.	CDBG (\$150,000) Other (\$150,000)	<ul style="list-style-type: none"> Number of blighted businesses removed 	2008	1 unit		
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				

Table 3A Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1.1				2008			
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
EO-2 Affordability of Economic Opportunity							
EO-2.1				2008			
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				
EO-3 Sustainability of Economic Opportunity							
EO-3.1				2008			
				2009			
				2010			
				2011			
				2012			
			MULTI-YEAR GOAL				

SECTION VII

CERTIFICATIONS FOR FY08 CDBG PROGRAM

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position

title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

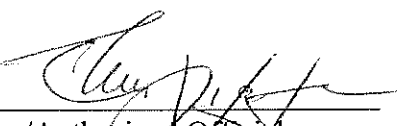
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LOLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

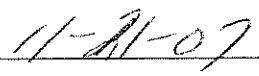
Section 3 — It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Mayor, City of Council Bluffs

Title



Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006, 2007, 2008 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay

the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official



Date

Mayor, City of Council Bluffs
Title

Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

403 Willow Avenue, Council Bluffs, IA 51503

209 Pearl Street, Council Bluffs, IA 51503

Check ☐ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

SECTION VIII

PUBLICATION NOTICES AND CITIZEN PARTICIPATION

CITIZEN PARTICIPATION

The City allows and encourages all citizens to be involved during the Consolidated Plan and/or Annual Action Plan process, with opportunities to express views on housing and community development needs and to participate in planning, reviewing and assessing actions to meet those needs proposed and performed by the City and to be informed prior to the time of any official action by the City Council. In particular, to include low and moderate income persons, particularly those living in slum and blight areas; low and moderate income neighborhoods; minorities; non-English speaking persons; persons with disabilities; residents of public and assisted housing developments; and residents of targeted revitalization areas in which developments are located. Also, to ensure that those groups most directly affected during the Consolidated Plan and/or Annual Action Plan process are represented, citizen participation will be accomplished by, but not limited to, the following methods:

- a. Communicating with housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English speaking persons and persons with mobility, visual or hearing impairments;
- b. Communicating with nonprofit organizations, public agencies and other interested parties;
- c. Encouraging, in conjunction with the City of Council Bluffs Community Development Department, the participation of public housing residents and assisted housing developments;
- d. Advertising meeting(s)/hearing(s) in The Daily Nonpareil; and
- e. Ensuring that all citizens wishing to submit their view be offered an opportunity.

Additionally, the City provides information to the Municipal Housing Authority of Council Bluffs about the Consolidated Plan and/or Annual Action Plan process so that the housing agency can make this information available at its annual public hearing.

The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the development or substantial amendment of the Consolidated Plan and/or Annual Action Plan and the development of the Annual Performance Report. The Advisory Committee works with the Community Development Department and other appropriate City Boards, Commissions and Councils in the development of the Consolidated Plan and Annual Action Plan.

The Advisory Committee held three public meetings/hearings during the development of the 2008 Annual Action Plan that included the identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. All meetings/hearings were advertised in The Daily Nonpareil. Additionally, housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English

speaking persons and persons with mobility, visual or hearing impairments, nonprofit organizations, public agencies and other interested parties were notified via email or by mail of the meetings/hearings.

Public comments were received during the comment period at the public meetings/hearings. All of the comments or views were accepted. The comments are attached and in summary include the need for a housing study, homeless prevention activities, and affordable housing for very low to moderate income families.

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

began on the 22nd day of October, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 22nd day of October, A.D. 2007.

Amy McKay
Daily Nonpareil Controller

Tiffany N. Schmitt
Notary Public

PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the Consolidated Plan Annual Plan for B-2008 is available for public examination and comment until noon on November 20, 2007. The Annual Plan establishes a total estimated budget of \$2,779,241, based on a projected \$1,039,391 Community Development Block Grant (CDBG) entitlement grant, \$260,000 Home Investment Partnership (HOME) program investment grant, \$7,000 American Dream Downpayment Initiative (ADDI) program consortium grant, program income and other program funds. The Plan provides the following allocations: CDBG Program \$2,350,241 (Projects - \$2,028,241 and Administration - \$325,000), HOME Program \$415,000, ADDI Program \$14,000, other public funds and private resources. The Plan also includes information on general priorities: affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint, hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to noon and from 1 to 5 p.m., at the Council Bluffs Community Development Department (403 Willow Avenue). Copies of the Plan will also be available at the City Clerk's office and the Council Bluffs Public Library during regular business hours. All interested agencies, groups and persons may submit written comments or questions by noon on November 20, 2007, to the Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503 or email community@CouncilBluffs-ia.gov.

Brenda Carrico, Program Coordinator
Community Development Department
2007 (10) 22 - 1 Monday

Filed this 22nd day of October, A.D. 2007.
Publication Cost: \$ 20.58



PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

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The first publication thereof

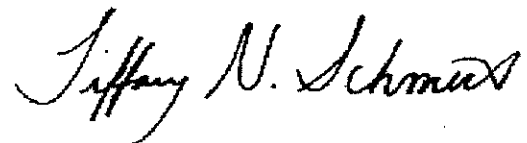
began on the 15th day of September, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 17th day of September, A.D. 2007.



Amy McKay
Daily Nonpareil Controller

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, September 24, 2007 at 12:00p.m. at City of Council Bluffs, Community Development Conference Room, 403 Willow Avenue, to discuss the 2008 HOME Investment Partnership Program. All interested persons are invited to attend the present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone: 328-4629 or email community@councilbluffs-ia.gov.
Brenda Carrico, Program Coordinator
Community Development Department
2007 (9) 15 - 1 Saturday



Tiffany N. Schmitt
Notary Public

Filed this 17th day of September, A.D. 2007.
Publication Cost: \$ 8.53



AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM
403 WILLOW AVENUE
MONDAY, SEPTEMBER 24, 2007-12:00 P.M.

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – JULY 16, 2007 AND AUGUST 1, 2007
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING

Discuss and allocate the proposed 2008 HOME Multi-Family Development funds

- a. Municipal Homes, Inc.
- b. Harvester Artist Lofts

- E. OTHER BUSINESS

Review of the 2008 Annual Action Plan

- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
- G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at community@councilbluffs-ia.gov.

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

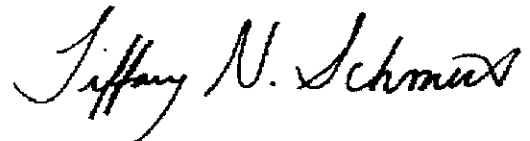
began on the 25th day of July, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 25th day of July, A.D. 2007.



Amy McKay
Daily Nonpareil Controller

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Wednesday, August 1, 2007 at 5:30 p.m. at City of Council Bluffs, Community Development Department Conference Room, 403 Willow Avenue, to discuss the B-2008 Consolidated Plan-Annual Action Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.
/s/ Brenda Carrico, Program Coordinator
Community Development Department
2007/7/25 - 1 Wednesday



Tiffany N. Schmitt
Notary Public



Filed this 25th day of July, A.D. 2007.
Publication Cost: \$ 8.53

AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM
403 WILLOW AVENUE
WEDNESDAY, AUGUST 1, 2007-5:30 P.M.

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
 - 1. 2008 CDBG, HOME & ADDI Budgets
 - 2. Review of Amended B-07 CDBG, HOME and ADDI Budgets
- E. OTHER BUSINESS
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
- G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at community@councilbluffs-ia.gov.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
MINUTES
AUGUST 1, 2007**

A. CALL TO ORDER

The meeting was called to order at 5:43 p.m. by Madsen, Chair.

Members present: Leota McManus, Rich Heininger, Bill Hartman, Matt Madsen and Mark Norman
Members absent: None
Staff present: Brenda Carrico and Tina Hochwender
Others present: None

B. APPROVAL OF MINUTES – None.

C. APPROVAL OF AGENDA

Motion by McManus, seconded by Hartman, to approve the agenda. Motion approved.

D. PUBLIC HEARING/REGULAR MEETING

1. 2008 CDBG, HOME and ADDI Budgets

Carrico reviewed the 2008 CDBG budget. The total CDBG funds requested for 2008 is \$1,214,016 and the anticipated 2008 funds is \$1,099,991. Discussion ensued between staff and CDAC members regarding funding of CDBG projects.

Motion by Norman, seconded by Heininger, to approve the attached 2008 CDBG budget. Motion approved.

Carrico reviewed the 2008 HOME budget. The total HOME funds requested for 2008 is \$465,000 and the anticipated 2008 HOME funds is \$280,000. Discussion ensued between staff and CDAC members regarding funding of HOME projects.

Motion by Heininger, seconded by McManus, to approve the allocation of \$135,000 in 2008 HOME funds to the Community Housing Investment Corporation for the City's downpayment assistance program and to allocate the remaining \$145,000 in 2008 HOME funds for multi-family housing project(s). Motion approved. Norman abstained.

Carrico reviewed the 2008 ADDI budget. The total anticipated 2008 ADDI funds is \$7,000. Discussion ensued between staff and CDAC members regarding the ADDI funds.

Motion by Norman, seconded by Heininger, to approve the allocation of the 2008 ADDI funds to the Community Housing Investment Corporation in conjunction with the City's downpayment assistance program. Motion approved.

2. Review of Amended B-07 CDBG Budget

Carrico reviewed the proposed amended 2007 CDBG budget. The amendments reflect the 2006 carryover and actual 2007 CDBG funds received. Discussion ensued between staff and CDAC members regarding the funding.

Motion by McManus, seconded by Norman, to approve the attached amended 2007 CDBG budget. Motion approved.

E. OTHER BUSINESS

None.

F. PRESENTATIONS FROM THE COMMITTEE MEMBERS

None.

G. ADJOURNMENT

Motion by Heininger, seconded by Hartman, to adjourn the meeting at 6:15 p.m. Motion approved.

Respectfully submitted by:



Tina Hochwender
Community Development Project Coordinator

9/20/07
Date

City of Council Bluffs, Iowa
08 CDBG, ADDI and HOME Programs
Location Sheet

Name of Applicant	Project Requested	Funding Amount			Project Eligibility Code #	National Objective Code #	Consistent with Consolidated Plan	Department Recommendation	CDAC Recommendation
		CDBG	ADDI	HOME					
League of Human Dignity	Barrier Removal Program	\$25,000			570.202	570.208(a)(3)	Yes	\$	
Community Housing Investment Corporation	Blight Removal Program	\$65,000			570.201(a)&(d)	570.208(b)(2)	Yes	\$	
Community Housing Investment Corporation	Infill Program			\$165,000	92.205(a)	N/A	Yes	\$	
Family Housing Advisory Services	Housing Counseling	\$31,500			570.201(e)	570.208(a)(2)	Yes	\$	
Municipal Homes, Inc.	Kateleman Foundry MF Housing Project			\$150,000	92.205(a)	N/A	Yes	\$	
Habitat for Humanity	Land Acquisition	\$45,000			570.201(a)	570.208(a)(3)	Yes	\$	
Artspace Projects, Inc.	Harvester Artists Lofts			\$150,000	92.205(a)	N/A	Yes	\$	
Iowa Legal Aid	Homeless Prevention Project	\$12,000			570.201(e)	570.208(a)(2)	Yes	\$	
MICAH House	Emergency Family Shelter	\$38,475			570.201(e)	570.208(a)(2)	Yes	\$	
Camp Fire USA	After school program at homeless shelters	\$10,000			570.201(e)	570.208(a)(2)	No	\$	
Catholic Charities - Phoenix House	Domestic Violence Program	\$12,000			570.201(e)	570.208(a)(2)	Yes	\$	
CCALS		\$238,975	\$0	\$465,000			Yes	\$	
Public Services		\$103,975					Public Services		

Project Eligibility Code #s		National Objective Code #s	
570.201(a)	Acquisition	570.202	Rehabilitation & Preservation
570.201(c)	Public Facilities & Improvements	570.202(c)	Code Enforcement
570.201(d)	Demolition	570.202(d)	Historic Preservation
570.201(e)	Public Services	570.202(e)	Renovation of Closed Buildings
570.201(f)	Relocation	570.202(f)	Lead-Based Paint Eval. & Rehab.
570.201(k)	Housing Services		
570.201(m)	Construction of Housing	570.203	Economic Development
570.201(n)	Affordable Housing Development	570.204	CBD/CHDO Activities
570.201(o)	Homeownership Assistance	570.205(a)(3)(ix)	Capacity Building Activity for
570.201(p)	Microenterprise Assistance		Historic Preservation
	Technical Assistance	570.504(b)	Disposition

SECTION I - 2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES

<u>Community Development Program</u>	<u>2007 CDBG Allocation</u>	<u>2008 Request</u>	<u>Total 2008 CDBG</u>	<u>Projected Program Income</u>	<u>2008 Allocation</u>	<u>Staff Recommended</u>	<u>CDAC Recommended</u>
Part I - Housing Development							
Housing Rehabilitation							
Home Improvement Program	\$285,000	\$305,000	\$305,000	\$145,000	\$450,000	\$450,000	Increase in Admin & projects
League of Human Dignity	\$21,375	\$25,000	\$21,375	\$0	\$21,375	\$21,375	
Blight Removal							
Blighted Program	\$64,125	\$65,000	\$64,125	\$128,250	\$192,375	\$192,375	\$64,125 match from IWF & \$64,125 in land sales
Housing Development							
Habitat for Humanity	\$42,500	\$45,000	\$42,500	\$0	\$42,500	\$42,500	
Subtotal - Housing Development	\$413,000	\$440,000	\$433,000	\$273,250	\$706,250	\$706,250	
Part II - Economic Development							
Subtotal - Economic Development		\$0	\$0	\$0	\$0	\$0	
Part III - Public Services/Facilities							
Homeless/Transitional							
Phoenix House - Domestic Violence	\$8,550	\$12,000	\$8,550	\$0	\$8,550	\$8,550	
Family Service - Micah House	\$38,475	\$38,475	\$38,475	\$0	\$38,475	\$38,475	
Other							
Legal Aid	\$0	\$12,000	\$0	\$0	\$0	\$0	
Camp Fire USA	\$0	\$10,000	\$0	\$0	\$0	\$0	
Housing Counseling							
FHAS	\$29,925	\$31,500	\$29,925	\$0	\$29,925	\$29,925	
Subtotal - Public Services/Facilities	\$76,950	\$103,975	\$76,950	\$0	\$76,950	\$76,950	
Part IV - Administration							
Subtotal - CD Department	\$311,850	\$325,000	\$325,000	\$0	\$325,000	\$325,000	Increase in admin costs
Part V - Undesignated							
Undesignated Funds	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal - Undesignated	\$0	\$0	\$0	\$0	\$0	\$0	
Total CD Program	\$801,800	\$868,975	\$834,950	\$273,250	\$1,108,200	\$1,108,200	
Community Development Projects							
Mid City Corridor Project	\$150,000	\$150,000	\$150,000	\$150,000	\$300,000	\$300,000	IWF
South Main Project	\$0	\$0	\$0	\$297,000	\$297,000	\$297,000	EDI Grant
Katelman Project	\$0	\$45,041	\$45,041	\$300,000	\$345,041	\$345,041	EDI Grant
Neighborhood Development	\$150,000	\$150,000	\$150,000	\$150,000	\$300,000	\$300,000	CIP
Total CD Projects	\$300,000	\$345,041	\$345,041	\$897,000	\$1,242,041	\$1,242,041	
Total CD Program and Projects	\$1,101,800	\$1,214,016	\$1,179,991	\$1,170,250	\$2,350,241	\$2,350,241	

SECTION II - 2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES

Part I - CDBG Grants and Unobligated Income			\$ Amounts	Source	\$0
CDBG 2008 Entitlement			\$1,099,991	HUD	
CDBG 2007 Carryover Unobligated			\$30,000	HUD	
CDBG 2007 Carryover Obligated			\$0	HUD	
Miscellaneous Refunds			\$30,000	Refunds	
Miscellaneous Fees			\$20,000	Fees	
Subtotal - CDBG Grants and Unobligated Income			\$1,179,991		
Part II - CDBG Obligated Income			\$ Amounts	Source	
Home Improvement Program			\$145,000	Loan Payments	
Blighted Program			\$64,125	IWF	
Blighted Program			\$64,125	Land Sales	
Mid City Corridor Project			\$150,000	IWF	
South Main Project			\$297,000	EDI	
Katelman Project			\$300,000	EDI	
Neighborhood Development			\$150,000	CIP	
Subtotal - CDBG Obligated Income			\$1,170,250		
Total CD Program and Project Income			\$2,350,241		

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

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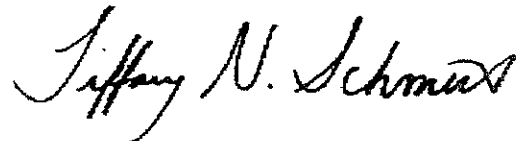
began on the 9th day of July, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 9th day of July, A.D. 2007.

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, July 16, 2007 at 5:30 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2008 Consolidated Plan - Annual Action Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.
/s/ Brenda Carrico, Program Coordinator
Community Development Department
2007(7)9 - 1 Monday



Amy McKay
Daily Nonpareil Controller




Tiffany N. Schmitt
Notary Public



Filed this 9th day of July, A.D. 2007.
Publication Cost: \$ 8.53

AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COMMUNITY HALL – 205 SOUTH MAIN STREET
MONDAY, JULY 16, 2007-5:30 P.M.

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – June 18, 2007
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
 - 1. Applicant Presentations
- E. OTHER BUSINESS
 - 1. Election of Vice Chair
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
-  G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at community@councilbluffs-ia.gov.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
MINUTES
JULY 16, 2007**

A. CALL TO ORDER

The meeting was called to order at 5:33 p.m. by Madsen, Chair.

Members present: Leota McManus, Rich Heininger, Bill Hartman, Matt Madsen and Mark Norman
Members absent: None
Staff present: Brenda Carrico and Tina Hochwender
Others present: Diane McKee, Rosey Higgs, Neil Vacek, Mike Schafer, Joe Kueper, Rob Stephens, Nancy Schulze, Lee Heithoff, Rev. Harry Wallar, Gina Primmer, Heidi Kurtze, Jody Boyer, and Reed Morgan

B. APPROVAL OF MINUTES

Motion by Norman, seconded by McManus, to approve the June 18, 2007 minutes. Motion approved.

C. APPROVAL OF AGENDA

Motion by McManus, seconded by Hartman, to approve the agenda. Motion approved.

D. PUBLIC HEARING/REGULAR MEETING

1. Applicant Presentations

MOHM's Place/New Visions – Waller discussed how MOHM's Place is still feeding the homeless and near homeless and acting as a hub for community services to the homeless and near homeless. However, with their new development, the New Visions Center, underway, they do not intend to apply for CDBG funding this year. This is one of the many steps towards them becoming self-sufficient. Waller thanked the Committee and staff for their past support and hoped requested that if support is needed in the future that they would be considered.

- (a) League of Human Dignity - Barrier Removal Program (BRP) – Schafer stated that they have a waiting list of 20-25 households currently for their program. They work with individuals to prioritize their needs. Currently the League places a priority on entrances, ie. vertical platform entrances. There is a lack of available contractors participating in their program. The League is constantly recruiting new contractors. Madsen asked if the all their funds were expended last year. Hochwender confirmed that all their funds were expended last year.

- (b) Community Housing Investment Corporation – Infil Program & Blighted Removal Program – Kueper explained that they have developed 99 sites to date. Most of the sites have been in the Enterprise Zones and the households who received infil assistance received a 50/50 match from Iowa West. CHIC anticipates completing 12-18 homes in 2007. The costs to develop / construct new homes are continuing to increase. CHIC has created many partnerships to help make housing more affordable in our community. Currently, CHIC is working toward producing a better more efficient product to assist homeowners in saving hundreds of dollars per year in maintenance and utility costs. Norman asked staff what the anticipated 2008 HOME funds would be. Carrico stated that the City anticipates receiving \$280-290 in 2008 HOME funds.
- (c) Family Housing Advisory Services – Vacek provided handouts and explained that FHAS is the only comprehensive HUD-certified housing counseling agency in the Council Bluffs and Omaha metropolitan area. FHAS' services include the Tenant Services Program, Homeownership Program, Foreclosure Prevention, and Fair Housing Center. FHAS has seen an increase in discrimination in housing cases in the area. FHAS continues to partner with CHIC.
- (d) Municipal Homes, Inc. – Stephens, with the Municipal Housing Agency, stated that they are requesting funds to assist with the development of a 40 unit affordable housing project for households with incomes at or below 50% of the area median income. Currently, they operate the City's Section 8 program and have several buildings they manage. The current buildings are only 0-1 bedroom units. Additionally, there is a 2-3 year wait for Section 8 assistance. They are proposing to build an attractive quality product that would benefit the community. This is their first endeavor and they are working with CHIC. Norman asked if the project would only be available for Section 8 program participants. Stephens stated no, that the project would be a tax credit project and the tenants would only have to be LMI per the tax credit requirement. Hartman asked if the HOME funds would be required to obtain the Low Income Housing Tax Credits (LIHTC). Stephens said yes. They intend to hire Doug LaBounty of Community Housing Initiatives to assist with their LIHTC application to the Iowa Finance Authority. Norman asked about their location and if it was suitable. Kueper stated that this would be a good anchor for the area. Currently, Section 8 subsidizes over 650 households. Of which, a large percent are in substandard housing.
- (e) Habitat for Humanity – Primmer began by wanting the Committee members to know what an impact CDBG funds have on the community. Habitat received approximately \$45,000 per year and is able to acquire roughly 2 lots. Habitat's goal for 2008 is to construct 9 homes. This is 2 more than in 2007. This is mainly due to the new Lutheran Thrivent Financial grant Habitat received. Unique to Habitat is the sweat equity that the homeowner is required to perform. By June of this year 1500 volunteer hours were logged by the community in the development of Habitat homes. Currently Habitat is working to increase additional non-profit partnerships. They are changing and

growing. Habitat continues to have a hard time finding lots. Norman asked what the prices of lots are. Primmer said they are from \$25-30,000. Ideally they'd like to see them at around \$15-20,000 but realistically it is \$20-25,000.

- (f) Artspace – Kurtze explained that Artspace is a national non-profit based out of Minnesota. It started in 1976 as a service program to help artists find places to live. The 1st building was purchased in 1986. Today Artspace has a staff of 35. The organization's mission is to serve households at or below 50% of the median income. All of their projects are fully funded. They have never gone back to a City/funder and asked for operational funds. All projects are managed by a local property management company. Artspace is proposing to create 35 units in the International Harvester Building located at 1000 South Main. They will have family units, a playground and 9 working studios. The rehabilitation of the International Harvester buildings will be a good historic preservation project and act as an economic tool the community can use to revitalize the South Main area. Norman stated that will abstain from voting on this project.
- (g) Iowa Legal Aid – Heithoff was present and discussed how Legal Aid works with local human service agencies in educating person on evictions and civil matters. Currently they only have funding for education and outreach. They have no funds specifically for working with clients making sure tenants pay their rent. They typically see this in substandard units where the tenant will request repairs and won't pay their rent until the repairs are made. In the meantime, the landlord will evict the tenant. Norman asked what % of the funds requested would be utilized to help with tenant issues. Heithoff stated that 20% of the cases are tenant housing issues. CDBG funds would be designated to pay for attorney fees, education and publication of their tenant – landlord booklet. Currently the violence against women act is the only designated source of funding for this. Carrico asked if their education piece duplicates what FHAS provides. Heithoff stated no, they actually have the attorneys that are going into court for clients.
- (h) MICAH House – Higgs stated that they are requesting CDBG funds for operational costs, mainly for staff salaries. Higgs provided a testimonial on one of their clients. From January to June, 51% or 59 of their clients were children and 49% or 76 of their clients were adults. So far this year they have turned away 479 people, of which 39% were children. The need for emergency shelter continues to grow. Schulze added that in August of this year a new component of their Pottawattamie County Homeless Link program was funded. The new component was the addition of a staff person that would track persons in their programs. Norman asked what the primary reason or trend was that people were coming to the MICAH House. Higgs stated that it typically is due to unsafe housing conditions that lead to evictions/condemnations, underemployment combined with health issues and/or mental illness. Schulze added that over half of the persons coming to the shelter are employed. Carrico asked what the plan was for the old building was after they moved to their new facility. Schulze stated that they intend to sell the old facility. The opening of the new building is anticipated

in the fall of 2008. The new building will double their capacity. With the new facility MICAHA hopes to see a savings in their utility costs.

(i) Camp Fire USA – Not Present.

(j) Catholic Charities – Phoenix House – McKee provided a testimonial. They are continuing to focus on education and employment. Currently working with the Sunshine Organization that provides scholarships. They found that the longer women stayed the more goals they achieved and the more successful they were after leaving the program.

Madsen asked if there were any questions or additional comments. There were none.

E. OTHER BUSINESS - None.

1. Election of Vice Chair

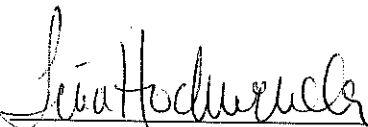
Motion by Madsen, seconded by McManus, to elect Hartman as Vice Chair. Motion approved.

F. PRESENTATIONS FROM THE COMMITTEE MEMBERS – None.

G. ADJOURNMENT

Motion by Hartman, seconded by Madsen, to adjourn the meeting at 6:50 p.m. Motion approved.

Respectfully submitted by:



Tina Hochwender

Community Development Project Coordinator

9/19/07

Date

Community Development Sign-In Sheet

Proposal Presentations Meeting

July 16, 2007

Name/Agency

Address

Phone Number

1. Diane Myer - Catholic Charities 300 W. Broadway St 203 256-2059
2. Patsy Higgs MICAH House 231 57th St
3. Neil Varok Family Home 2401 Lake St 934-6743
4. Mike Shafer LTD 1520 Ave M 323-6863
5. Joe Kuiper CHIC 532 First Ave 328-6602
6. Rob STEPHENS MUNICIPAL HOMES 505 S. 6th 322-1491
7. Nancy Schulte HFS 515 E Broadway 322-1407
8. Lee M. Keithoff 532 1st Ave #300 328-3982
9. Rev. Harry (M) 117 W. Broadway 256-340
10. Ar. Pummer 645 9th Ave 328-9476
11. Heidi Kurtze Artspace #500 55461 250 Third Ave N Minneapolis MN 612-405-0215
12. Jody Royer IWF
13. Reed Morgan IWF
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

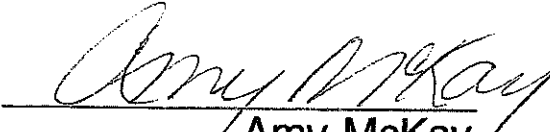
I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

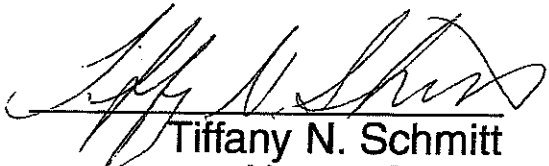
The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

began on the 21 day of June, 2007
the 2nd on the _____ day of _____, 2007
the 3rd on the _____ day of _____, 2007
the 4th on the _____ day of _____, 2007
the 5th on the _____ day of _____, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 25 day of June, A.D. 2007.

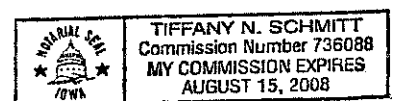

Amy McKay
Daily Nonpareil Controller


Tiffany N. Schmitt
Notary Public

Filed this _____ day of _____, A.D. 2007

Publication Cost: \$ 34.64

Proof of Publication Fee: \$ _____



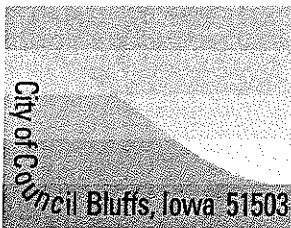
201 52430

REQUEST FOR PROPOSALS

The Council Bluffs Community Development Department will be accepting proposals through July 13, 2007 for activities which are eligible for assistance under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Improvement Partnerships (HOME) Programs. Applications must be received by the Community Development Department by 12:00 p.m. on July 13, 2007. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. The ADDI program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase. The purpose of the HOME Program is to expand the supply of affordable housing for low and very low income families. The City will address these objectives by implementing activities aimed at neighborhood and housing redevelopment, emergency and transitional housing, economic development, and public services, which principally benefit low and moderate income persons. To achieve these objectives, the City has established a Consolidated Plan that sets forth the priorities for funding. These priorities include the following: 1) Single Family Rehabilitation - Moderate and substantial housing rehabilitation programs, emergency housing repairs, counseling services, removal of architectural barriers, and other special needs activities for low and moderate income existing homeowners; 2) Non-Homeless Persons With Special Needs - To provide assisted housing for persons with special needs through new construction of units, the rehabilitation of existing units, the adaptive reuse of facilities, rental assistance, and supportive services; 3) Homeownership - Construction of new homes, renovation and disposition of existing homes, and homeownership programs for low and moderate income families; 4) Homeless Persons & Families - To provide assistance to homeless shelters, supportive services to homeless individuals and families, transitional housing, SRO's and Safe Havens, permanent supportive housing, homeless prevention, and assisted living opportunities; 5) Rental Rehabilitation & Construction - To provide affordable housing for low and moderate income renters, including rehabilitation, new construction, rental assistance, supportive services, and self-sufficiency programs; and 6) Economic Development - Economic development activities that principally benefit low and moderate income persons through the creation of jobs and neighborhood business development.

Applications can be obtained from the Community Development Department from the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. Each applicant will be required to meet with the Community Development Staff to review the application form and determine whether the project is eligible under the CDBG, ADDI and HOME Program requirements. For further information, contact Tina Hochwender of the Community Development Department at 209 Pearl Street, Council Bluffs, IA 51503-4270 or call (712)328-4629.

/s/ Brenda Carrico, Program Coordinator
Community Development Department
2007(8)21 - 1 Thursday



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

June 19, 2007

RE: REQUEST FOR PROPOSALS

Dear Sir or Madam:

Please find enclosed a "Notice of Funding Availability" from the Council Bluffs Community Development Department for funding availability under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Investment Partnerships (HOME) Programs. Applications for funding can be obtained from the Community Development Department by appointment only from the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. Each applicant will be requested to meet with the Community Development Staff to review the application form and determine whether the project is eligible under the CDBG, ADDI and HOME Program requirements. In addition, emphasis will be placed on those applicants with project need, project feasibility, a larger number or percentage of persons served being Low-Moderate income persons, adequate administrative capacity and the availability of matching funds. Applications must be received by the Community Development Department by 12:00 p.m. on July 13, 2007.

Upon receipt of the applications, it is the responsibility of the Community Development Advisory Committee to review and hold public hearings on the proposals received and to make funding recommendations to the City Council.

Please contact me at (712) 328-4629 to arrange a meeting with the Community Development Staff to review the application form and determine whether your project is an eligible project.

Sincerely,

A handwritten signature in cursive script, reading "Tina Hochwender".

Tina Hochwender
Community Development Project Coordinator

Enclosure





Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, Iowa 51503
Phone: 712-328-4629
Fax: 712-328-4915

"NOTICE OF FUNDING AVAILABILITY"

The Council Bluffs Community Development Department will be accepting proposals through July 13, 2007 for activities which are eligible for assistance under the Community Development Block Grant (CDBG), the American Dream Downpayment Initiative (ADDI) and the Home Investment Partnerships (HOME) Programs. Applications must be received by the Community Development Department by **12:00 p.m.** on July 13, 2007. The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. The ADDI program was created to assist low-income first-time homebuyers in purchasing single-family homes by providing funds for downpayment, closing costs, and rehabilitation carried out in conjunction with the assisted home purchase. The purpose of the HOME Program is to expand the supply of affordable housing for low and very low income families. The City will address these objectives by implementing activities aimed at neighborhood and housing redevelopment, emergency and transitional housing, economic development, and public services, which principally benefit low and moderate income persons. To achieve these objectives, the City has established a Consolidated Plan that sets forth the priorities for funding. These priorities include the following: 1) *Single Family Rehabilitation* – Moderate and substantial housing rehabilitation programs, emergency housing repairs, counseling services, removal of architectural barriers, and other special needs activities for low and moderate income existing homeowners; 2) *Non-Homeless Persons With Special Needs* – To provide assisted housing for persons with special needs through new construction of units, the rehabilitation of existing units, the adaptive reuse of facilities, rental assistance, and supportive services; 3) *Homeownership* – Construction of new homes, renovation and disposition of existing homes, and homeownership programs for low and moderate income families; 4) *Homeless Persons & Families* – To provide assistance to homeless shelters, supportive services to homeless individuals and families, transitional housing, SRO's and Safe Havens, permanent supportive housing, homeless prevention, and assisted living opportunities; 5) *Rental Rehabilitation & Construction* – To provide affordable housing for low and moderate income renters, including rehabilitation, new construction, rental assistance, supportive services, and self-sufficiency programs; and 6) *Economic Development* – Economic development activities that principally benefit low and moderate income persons through the creation of jobs and neighborhood business development.

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Brenda Carrico, Program Coordinator
Community Development Department

CDBG 2008 Annual Plan Labels

(105) 6A

C B Community Health Center
300 W Bdwy, Suite 6
Council Bluffs, IA 51503

Pastor Harry Wallar
Christian Worship Center
149 West Broadway
Council Bluffs, IA 51503

Ms. Teresa Hunter
FHAS
2401 Lake Street
Omaha, NE 68111

Ms. Carol Wood
Christian Home Assn/Ch. Sq.
P. O. Box 8-C
Council Bluffs, IA 51502

Mr. Ronald Pierce
Habitat For Humanity
P. O. Box 213
Council Bluffs, IA 51502

Ms. Claudia Robinson
Inter-Faith Response, Inc.
25 South 15th Street, #6C
Council Bluffs, IA 51501

Mr. Brad Richardson
ISU West Pott. County Extension
ISD Building
1600 S Hwy 275
Council Bluffs, IA 51503

Ms. Karen Stein
Jennie Edmundson Hospital
933 East Pierce Street
Council Bluffs, IA 51503

Ms. Kathy Sorrell
Kids & Company
300 W Bdwy, Suite 112
Council Bluffs, IA 51503

Mr. Gary Johnson
IWCC Workforce Dev.
300 W Bdwy, Suite 13
Council Bluffs, IA 51503

Ms. Marie Knedler
Alegent Health Mercy Hospital
800 Mercy Drive
Council Bluffs, IA 51503

Ms. Pam Wilson
Alegent Mercy Behavioral Service
800 Mercy Drive
Council Bluffs, IA 51503

Ms. Deborah O'Donnell
American Red Cross
535 West Broadway, Suite 204
Council Bluffs, IA 51503

Ms. Katherine Burr
Care Homes Corporation
715 4th Street
Council Bluffs, IA 51503

Ms. Diane McKee
Catholic Charities
300 West Broadway, Suite 223
Council Bluffs, IA 51503

Mr. Bob Mundt
Chamber of Commerce
P. O. Box 1565
Council Bluffs, IA 51502

Mr. Dave Johnson
Council Bluffs YMCA
7 South 4th Street
Council Bluffs, IA 51503

Ms. Nancy Schulze
Heartland Family Service
515 E Bdwy
Council Bluffs, IA 51503

Ms. Misty Jones
FUDSS-West Central Devel. Corp.
Omni Centre
300 West Broadway, Suite 35
Council Bluffs, IA 51503

Mr. Neil Vacek
Family Housing Advisory Services
10 South 4th Street
Council Bluffs, IA 51503

Ms. Terri Amaral
IWCC adult Learning Center
300 W Bdwy, Suite 12
Council Bluffs, IA 51503

Mr. Steve Andersen
Iowa Workforce Center
300 W Bdwy, Suite 13
Council Bluffs, IA 51503

Ms. Judi Leibrock
Jennie Edmundson Hospital
933 East Pierce Street
Council Bluffs, IA 51503

Mr. Dwight Seek
C B Ministerial Associates
142 Valley View Drive
Council Bluffs, IA 51503

The Center
714 South Main
Council Bluffs, IA 51503

Ms. Christy Solomon
League of Humanity Dignity
1520 Avenue M
Council Bluffs, IA 51501

Mr. Lee Heithoff
Legal Services Corp. of Iowa
532 1st Avenue, #300
Council Bluffs, IA 51503

Lewis Central Lucky Children
3206 West Renner Drive
Council Bluffs, IA 51501

Ms. Carol Johnson
Loess Hills AEA 13
P. O. Box 1109
Council Bluffs, IA 51502

Lutheran Services in Iowa
310 Kanesville Blvd, Suite 3M
Council Bluffs, IA 51503

Jill Struyk
Council Bluffs Historic Preservation
Alliance
219 Carson Avenue
Council Bluffs, IA 51503

Mr. John Grosenheider
Prime Development, LLC
101 1st Street, NW
P. O. Box 66
LeMars, IA 51031

Mr. Rob Stevens
Municipal Housing Agency
505 South 6th Street
Council Bluffs, IA 51501

Ms. Karen Clark
Municipal Housing Agency
300 W Bdwy, Suite 38
Council Bluffs, IA 51503

Carol Thien
Latino Ministries Task Force
Broadway United Methodist Church
11 South 1st Street
Council Bluffs, IA 51503

Ms. Patti Hannan
Nishnabotna Girl Scout Council
526 3rd Street
Council Bluffs, IA 51503

NE AIDS Proj. SW Iowa
139 South 40th Street
Omaha, NE 68131

Ms. Lee Toole
PACT Center
807 Avenue G
Council Bluffs, IA 51503-0674

Ms. Linda Chollett
Pott. County Care Facility
600 9th Avenue
Council Bluffs, IA 51501

Mr. Steve Rediger
18353 North Line Drive
Council Bluffs, IA 51503

Mr. Matt Madsen
Pott. County Dept. of Human Services
417 E Kanesville Blvd
Council Bluffs, IA 51503

Ms. Suzanne Watson
Pott. County Mental Health
515 5th Avenue
Council Bluffs, IA 51503

Ms. Darlene McMartin
Pott. County Veteran Affairs
223 South 6th Street
Courthouse Annex
Council Bluffs, IA 51501

Pott. County WIC Program
300 W Bdwy, Suite 9
Council Bluffs, IA 51503

REM-Iowa, Inc.
55 Gleason Avenue, Suite 100
Council Bluffs, IA 51503

Ms. Shari Poffenbarger
RLDS Social Services Corp.
17 North 2nd Street
Council Bluffs, IA 51503

Captain Joel Arthur
The Salvation Army
P. O. Box 433
Council Bluffs, IA 51502

Ms. Barb Morrison
SW 8 Senior Services, Inc.
3319 Nebraska Avenue
Council Bluffs, IA 51501

Mr. Tony Harris
United Way of the Midlands
1805 Harney Street
Omaha, NE 68102

Ms. Norena Caniglia
Visiting Nurses Association
300 W Bdwy, Suite 10
Council Bluffs, IA 51503

VODEC
612 South Main Street
Council Bluffs, IA 51503

Volunteer Action Center
535 West Broadway, Suite 204
Council Bluffs, IA 51503

Mr. Bob Anastasi
West Central Development Corp.
P. O. Box 709
Harlan, IA 51537

Ms. Molly Horan
West Central Development Corp.
300 W Bdwy, Suite 35
Council Bluffs, IA 51503

Ms. Marcie Flowers
Worknet
300 W Bdwy, #33
Council Bluffs, IA 51503

Mr. Reed Morgan
Iowa West Foundation
25 Main Place, Suite 550
Council Bluffs, IA 51503

Share & Care House
5th Avenue United Methodist Church
1808 5th Avenue
Council Bluffs, IA 51501

Mr. Tom Lawlor
West Central Development Corp.
P. O. Box 709
Harlan, IA 51537

Robert Peterson
Bar-None LLC
1230 'O' Street
Lincoln, NE 68508

Rev. Robert Gould
Holy Ghost Temple
300 South 9th Street
Council Bluffs, IA 51501

Ms. Lillian Jeppesen
Visiting Nurses Association
300 W Bdwy, Suite 10
Council Bluffs, IA 51503

Mr. Jerry Dantzler
Omaha 100
2401 Lake Street
Omaha, NE 68111-3831

Mr. Larry Allen
Risen Son Christian Village
3000 Risen Son Blvd
Council Bluffs, IA 51503

Ms. Sue Mortensen
Bethany Lutheran Home
7 Elliott Street
Council Bluffs, IA 51503

Mr. Doug LaBounty
Community Housing Initiatives
14 West 21st Street, Suite 3
P. O. Box 473
Spencer, IA 51301

Mr. Mark Stanley
IWCC
2700 College Road
Council Bluffs, IA 51503

Ms. Jean M. Armstrong, RN
Family & Community Health Resources
Jennie Edmundson Hospital
933 East Pierce Street
Council Bluffs, IA 51503

Centro Latino of Council Bluffs
300 West Broadway, Suite 6
Council Bluffs, IA 51503

Mr. Hershel Reed
7 South 4th Street
Council Bluffs, IA 51503

Rev. Marvin D. Armpriester
Broadway United Methodist Church
11 South 1st Street
Council Bluffs, IA 51503

MAPA
2222 Cuming Street
Omaha, NE 68102

Mr. Jonathan Friedman
Promise Jobs
300 W Bdwy, Suite 13
Council Bluffs, IA 51503

Mr. David Lovell, CEO
Crossroads of Western Iowa
One Crossroads Place
Missouri Valley, IA 51555

Mr. Mark Schiller
Outreach Ministries
338 Fleming Avenue
Council Bluffs, IA 51503

HCHV Outreach Coordinator
4101 Woolworth Avenue
Omaha, NE 68105

Ms. Joanie Spitznagle
Family Service
515 E Bdwy
Council Bluffs, IA 51503

Dr. Joe Campbell
Asst. Superintendent of Schools
Council Bluffs School District
12 Scott Street
Council Bluffs, IA 51503

Ms. Julie Damewood
St. Mark's Childcare
15 Bennett Avenue
Council Bluffs, IA 51503

Mercy Housing Midwest
7262 Mercy Road, Suite 102
Omaha, NE 68124

Mr. Mike Barker
Children's Square
P. O. Box 8-C
Council Bluffs, IA 51502

Ms. Rita Shudak
IWCC Workforce Development
300 W Bdwy, Suite 13
Council Bluffs, IA 51503

Mr. Mike Saklar
Siena Francis House
P. O. Box 217 Downtown Station
Omaha, NE 68101

Mr. Mark Duman
Christian Home Assn/Ch. Sq.
P. O. Box 8-C
Council Bluffs, IA 51502

Ms. Tara Slevin
Jennie Edmundson Hospital
933 East Pierce Street
Council Bluffs, IA 51503

Mr. Joe Kueper
CHIC
532 1st Avenue, Suite 310
Council Bluffs, IA 51503

Ms. Bobbie Nielsen
MICA House Shelter
231 South 7th Street
Council Bluffs, IA 51501

Mr. David Thomas
Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 111
Omaha, NE 68183

RSVP
535 West Broadway, Suite 204
Council Bluffs, IA 51503

Ms. Mary Gregor
Lewis Central Comm. Schools
1600 E S Omaha Bridge Road
Council Bluffs, IA 51503

Pott. County Genealogical Society
P. O. Box 394
Council Bluffs, IA 51502

Ms. Penny Parker
Camp Fire USA
3801 Harney Street, Suite 120
Omaha, NE 68131

Ms. Shirley Cooper
Presbyterian Outreach
3319 Nebraska Avenue
Council Bluffs, IA 51501

Julie Stavneak & Jim Royer
J Development Company
500 South 18th Street, Suite 150
Omaha, NE 68102

Mr. John Foley
11912 Elm Street, Suite 23
Omaha, NE 68144

4th Judicial District
801 South 10th Street
Council Bluffs, IA 51501

Mr. Jason Princer
Salem United Methodist Church
14955 Somerset Avenue
Council Bluffs, IA 51503

Ms. Phyllis Peterson
11912 Elm Street, Suite 23
Omaha, NE 68144

Mr. Ray Turpen
Heartland Christian School
400 Wright Road
Council Bluffs, IA 51501

Mr. Dwane McFerrin
346 Golden Oaks Drive
Council Bluffs, IA 515013

Ms. Delores Bangart
Mosaic
4980 South 118th Street
Omaha, NE 68138

Melissa Garrison
Hospice with Heart
300 West Broadway, Suite 114
Council Bluffs, IA 51503

Carmen L. Schiller
In His Hands Ministries-Rebels Project
4 Lakewood Villa
Council Bluffs, IA 51501

Katie Risch Bakhit
Camp Fire USA-Midlands Council
3801 Harney Street, Suite 120
Omaha, NE 68138

Greg Handberg
Artspace Projects, Inc.
250 3rd Avenue N, Suite 500
Minneapolis, MN 55410

Pam Monsky
VODEC
612 South Main Street
Council Bluffs, IA 51503

Label Information Location:

My Computer
Staff Folder
Tina Folder

CDAC (Community Development Advisory Committee) Items Folder
Annual Plan Public Hearings for CDAC (2000-2008) Folder
CDAC 2008 Annual Plan Labels (original 6/15/07)

Tina Hochwender

From: Tina Hochwender
Sent: Friday, June 22, 2007 3:46 PM
To: 'rcaceres@sucentrolatino.org'
Subject: Notice of Funding Availability

Rebecca – I sent a hard copy of the Notice of Funding Availability found at the link below to an old address and since I had your email, I thought I would just email you the link. Please take a look at the information and if you have any questions, please call me.

<http://communitydev.councilbluffs-ia.gov/documents/RFP---Notice-of-Funding-Availability---CDBG-ADDI-and-HOME.pdf>

Tina Hochwender, Project Coordinator
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 328-4629
Fax: (712) 328-4915

↑
Posted on City's
website

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

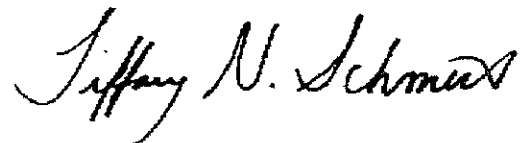
began on the 11th day of June, 2007

Signed in my presence by the said Amy McKay and by her sworn to before me this 11th day of June, A.D. 2007.



Amy McKay
Daily Nonpareil Controller

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, June 18, 2007 at 5:30 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2008 Consolidated Plan - Annual Action Plan and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.
/s/ Brenda Carrico
Program Coordinator
Community Development Department
2007(6)11 - 1 Monday



Tiffany N. Schmitt
Notary Public

Filed this 11th day of June, A.D. 2007.
Publication Cost: \$ 9.27



AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COMMUNITY HALL – 205 SOUTH MAIN STREET
MONDAY, JUNE 18, 2007-5:30 P.M.

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – July 18, 2006 and August 1, 2006
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
 - 1. Explanation of Community Development Programs and Regulations
 - Anticipated 2008 CDBG, HOME & ADDI revenues
 - Citizen Participation Plan
 - Annual action plan preparation and schedule
 - 2. Housing and Community Development Needs
 - Presentation by Community Development Department of eligible activities / priorities contained in the consolidated plan
 - Public comments concerning housing and community development needs
- E. OTHER BUSINESS
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
- G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at community@councilbluffs-ia.gov.

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
MINUTES
JUNE 18, 2007**

A. CALL TO ORDER

The meeting was called to order at 5:34 p.m. by McManus, Chair.

Members present: Leota McManus, Bill Hartman, Rich Heining, Matt Madsen and Mark Norman
Members absent: None
Staff present: Brenda Carrico, Tina Hochwender
Others present: Joe Kueper, Nancy Schulze, Diane McKee, Pastor Harry Wallar, Teresa Hunter, Christy Solomon, Rosie Higgs, Gina Primmer, Rob Stephens, Jody Boyer, and Reed Morgan

B. APPROVAL OF MINUTES

Motion by Heining, second by Hartman, to approve the July 18, 2006 and August 1, 2006 minutes. Motion approved.

C. APPROVAL OF AGENDA

Carrico requested that the agenda be amended to add the election of officers under Other Business.

Motion by Madsen, second by Hartman, to approve the agenda with an amendment to add the election of officers under Other Business. Motion approved.

D. PUBLIC HEARING/REGULAR MEETING

1. Explanation of Community Development Programs and Regulations

- Anticipated 2008 CDBG, HOME & ADDI revenues

Carrico reviewed the anticipated 2008 CDBG, HOME and ADDI budgets. A handout showing the anticipated budget was provided.

- Citizen Participation Plan

Carrico reviewed the Citizen Participation Plan and how the plan sets forth the steps the City shall provide for and encourage citizens to participate in the development of the Annual Action Plan and performance report. No changes are being recommended at this time.

- Annual action plan preparation and schedule

Hochwender reviewed the process and the schedule for preparing the 2008 Annual Action Plan. A schedule was provided with the handouts.

2. Housing and Community Development Needs

- Presentation by Community Development Department of eligible activities / priorities contained in the consolidated plan.

Carrico reviewed the 2008 priority needs and strategy as identified in the Consolidated Plan and outlined in the handout.

- Public comments concerning housing and community development needs

McManus opened the meeting for the public to make comments. Carrico stated that at this time the audience should make it known what needs they identify in the community and how and who can address those needs.

Solomon stated that the League of Human Dignity was successful last year in spending all of its funds by the contract end date. They receive 2 calls per week requesting, primarily, entrance modifications. One obstacle is that many of the older housing stock are made of bungalows with small yards that require porch lifts rather than ramps, due to the lack of sufficient yardage available for ramp installation. Demand for assistance with barrier removal modifications continue to rise. Currently they have a two year waiting list and only able to do 4-5 households per year. The average cost per project is \$7-10,000. It continues to be a challenge to find additional funding sources. Additionally, there is a need in our community for homeless prevention, particularly with rental assistance.

Schulze provided an update on their permanent supportive/transitional housing project. Have operating funds for three years and to be located on the non-profit campus. As for the MICA House, they turn hundreds of people away every year. With their new facility, at the campus also, they will double in capacity. Higgs added that they continue to see housing as a huge need, especially housing with supportive services.

Primmer stated that they are seeing an increase in housing production and a decrease in costs. They are utilizing green building techniques, energy efficient products and universal designs in their homes. They also intend to make all of their homes handicap accessible.

Hunter added that there is a need for homebuyer education classes, fair housing education and assistance, foreclosure prevention activities, ARM education, financial management, reverse equity mortgage education and assistance, and educating the public about predatory lending.

Kueper stated, "Housing, housing, housing." In 2006 they assisted 12 LMI households and in 2007 they anticipate having 41 homes available. This means an increase in taxes, reinvestment in neighborhoods, creation of jobs, and providing family stability. On June 29th they are unveiling an energy efficient home that would save the household \$750 per year in utilities. They

continue to work at making "homes affordable to get into and affordable to stay in."

Stephens commented that there is a need for more affordable rental housing. They have partnered with CHIC to explore the possibility of developing a 40 unit site with handicap features.

McKee stated that they are focusing their work this year on employment and education. They continue to provide budgeting classes. Through funding from the IWF, they are tracking the people they serve and whether or not the services they provide work. This is being done in association with the MICA House, MOHM's Place, and the Pottawattamie County Homeless Link.

Wallar provided an update on their new facility. A ground breaking is scheduled for June 26, 2007. The project took 13 years to get it to this point. In Council Bluffs, homeless providers work together to span the continuum of services that are needed to provide for the homeless. Currently, in their day program they serve 300-400 meals per month. This is breakfast only. Their goal continues to be that they want to make an impact on those they serve.

Norman thanked everyone for what they do. He also stated that everyone does an excellent job, especially in light of the limited resources that are available.

E. OTHER BUSINESS

1. Election of Officers

Motion by Hartman, second by Norman, to elect Madsen as Chair and to leave the Vice Chair position vacant at this time. Motion approved.

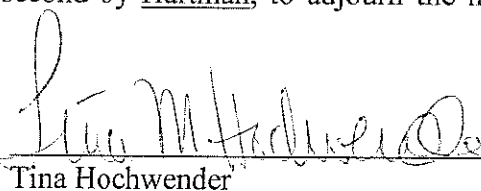
F. PRESENTATIONS FROM THE COMMITTEE MEMBERS

McManus thanked everyone for the work that they do in our community and for taking the time to participate in tonight's meeting.

G. ADJOURNMENT

Motion by Norman, second by Hartman, to adjourn the meeting at 6:10 p.m. Motion approved.

Respectfully submitted by:


Tina Hochwender

Community Development Project Coordinator

7/16/07
Date

Community Development Sign-In Sheet
Housing & Community Development Needs Meeting
June 18, 2007

	Name/Agency	Address	Phone Number
1.	Christy Solomon-League of Human Dignity-1		
2.	Nancy Schulze Heartland Family Service	515 E Broadway	322-1407
3.	Lesly Higgs MICAH House	323-4416	
4.	Liz Summer Habitat for Humanity	645 9th Ave., CB, 7A 51501	328-9476
5.	Teresa Hunter	10 S Main St CB, IA	934-6386
6.	Wibe Kuoper /CHIC/	539 First Ave Suite 310	328-6602
7.	Rob Stephens	Municipal Homes 505 6th St.	322-1491
8.	Pastor Gary Waller	CWC/Morris 117 W Broadway	256-3940
9.	Diane McKee	300 W. Broadway Suite 223, CB	256-2059 x4
10.	Reed Todd Boyer	25 main place suite 550	309-3008
11.	Reed Morgan	IWF "	"
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Monday, June 18, 2007 – 5:30 p.m.

Name/Agency: Rob Stephens / Municipal Homes Inc.

Address: 505 So. 6th St. Co. Bluffs

Phone Number: 322-1491

Comment: WE ARE WORKING ON A 40 UNIT AFFORDABLE RENTAL HOUSING PROJECT
AND WE SEEK LOCAL & STATE HOME FUNDS PROJECT

Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Monday, June 18, 2007 – 5:30 p.m.

Name/Agency: Teresa Hunter / Family Housing Advisory Services

Address: 10 S. 4th St Council Bluffs, IA

Phone Number: 402-934-6386

Comment: Housing Counseling continues to be a need, especially considering
the stabilizing effect of homeownership; consumer susceptibility to predatory
lending schemes & loan terms; and the increased need for reverse mortgages
due to higher medical & prescription expenses home repair & credit card debt.
All services work to prevent homelessness, and increasing financial stability
and independence.

Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Monday, June 18, 2007 – 5:30 p.m.

Name/Agency: League of Human Dignity

Address: 1520 Avenue M Council Bluffs, IA 51501

Phone Number: 712-323-6803

Comment: There remains ^{to be} a tremendous need for barrier removal in the City of Council Bluffs. We average 2 calls per week from people needing funding for home modifications + equipment related to disability issues.

Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Monday, June 18, 2007 – 5:30 p.m.

Name/Agency: Nancy Schulze, Heartland Family Service

Address: 515 E Broadway AB Ia 56503

Phone Number: 322-1407

Comment: Thank for your support. Need more supportive housing and ability to shelter and support of those operating systems. Affordable homes and rentals are needed!

Community Development Advisory Council Needs Assessment Meeting

Community Hall – 205 South Main Street

Monday, June 18, 2007 – 5:30 p.m.

Name/Agency: Pastor Harry H. Waller

Address: 117 W. Bradleway

Phone Number: 712-256-3940

Comment: Need continues to increase at The meal site
We are serving about 4000 meals (Day Program & night)

New Visions will be open in 2008

Tina Hochwender

From: mhoran [mhoran@wcdc-caa.com]
Sent: Tuesday, June 12, 2007 8:42 AM
To: 'West Central Dev., Molly Cumings'; 'American Red Cross, Marilyn Schroeder'; 'Catholic Charities, Diane McKee'; 'Catholic Charities, Velma James'; 'Centro Latino of Iowa, Ernest Ruehle'; 'Centro Latino of Iowa, Rebecca Caceres'; 'Child Health Specialty Clinics, Alice Ann Christy'; 'Christian Home Assoc., Mike Barker'; 'Christian Worship Center, Pastor Harry Waller'; Tina Hochwender; 'Council Bluffs Community Health Center, Barbara Kaiman'; 'Family Housing Advisory Services, Inc.'; 'Family Housing Advisory Services, Jill Fenner'; 'Fourth Judicial District, Hugh Wilcox'; 'Fourth Judicial District, Pam Taylor'; 'Habitat for Humanity, Gina Primmer'; 'Heartland Family Service'; 'Heartland Family Service, Nancy Schulze'; 'Iowa Dept. Human Rights, Cindy Isaacson'; 'Iowa Legal Aid, Lee Heitoff'; 'Iowa Western Comm. College, Cindy Wetterlind'; 'Iowa Western Comm. College, Deb Misfeldt'; 'Iowa Western Comm. College, Hugh Irwin'; 'Iowa Western Comm. College, Terri Amaral'; 'Iowa Workforce Dev., Karen Goehring'; 'League of Human Dignity, Christy Solomon'; 'Loess Hills Area 13, Deb Kissel'; 'Loess Hills Area 13, Teri Dowell'; 'Lutheran Soc. Services of Iowa, Lynn Gray'; 'Micah House, Bobbie Nielsen'; 'Municipal Housing Authority, Dee Wentzel'; 'New Iowans Center, Gilda Bettis'; 'Planned Parenthood, Allison Brown-Corson'; 'Planned Parenthood, Margie Dumas'; 'Pott. Co. Comm. Services, Julie Kalambokidis'; 'Pott. Co. Comm. Services, Suzanne Watson'; 'Pott. Co. WIC, Lois Chandler'; 'REM Health, Eileen Ryun'; 'Salvation Army, Joel Arthur'; 'Southwest 8 Senior Services, Jennifer Kropp'; 'United Way of the Midlands, Virgil Keller'
Subject: FW: City of Council Bluffs 2008 CDBG/HOME/ADDI Funds

Molly Horan, FADDs
 West Central Development Corporation

This E-mail and any attachments may contain confidential information. If you have received this message in error, please delete it immediately. Thank you.

-----Original Message-----

From: Tina Hochwender [mailto:thochwender@councilbluffs-ia.gov]
Sent: Monday, June 11, 2007 5:22 PM
To: mcummings@wcdc-caa.com
Subject: City of Council Bluffs 2008 CDBG/HOME/ADDI Funds

Molly – Can you please forward to HSAC. Thanks, Tina

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, June 18, 2007 at 5:30 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2008 Consolidated Plan – Annual Action Plan and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.

If you should have any further questions, please feel free to contact me.

Tina Hochwender, Project Coordinator
 City of Council Bluffs
 209 Pearl Street
 Council Bluffs, IA 51503

Tina Hochwender

From: Tina Hochwender
Sent: Monday, June 11, 2007 5:20 PM
To: MACCH (macchusers@yahoogroups.com)
Subject: City of Council Bluffs 2008 CDBG/HOME/ADDI Funds

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Monday, June 18, 2007 at 5:30 p.m. in Community Hall, 205 South Main Street, Council Bluffs, Iowa, to solicit and receive testimony on the B-2008 Consolidated Plan – Annual Action Plan and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone 328-4629 or email community@councilbluffs-ia.gov.

If you should have any further questions, please feel free to contact me.

Tina Hochwender, Project Coordinator
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 328-4629
Fax: (712) 328-4915

SECTION IX

AMENDMENTS

Application for Federal Assistance

U.S. Department of Housing
and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

DUNS#: 051955433

1. Type of Submission

☒

Application

☐

Preapplication

2. Date Submitted

4/22/2008

4. HUD Application Number

3. Date and Time Received by HUD

5. Existing Grant Number

6. Applicant Identification Number

B-08-MC-19-0005

7. Applicant's Legal Name

City of Council Bluffs

8. Organizational Unit

Community Development Department

9. Address (give city, county, State, and zip code)

A. Address: 209 Pearl Street
B. City: Council Bluffs
C. County: Pottawattamie
D. State: Iowa
E. Zip Code: 51503

10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes)

A. Name: Donald D. Gross
B. Title: Director
C. Phone: (712) 328-4629
D. Fax: (712) 328-4915
E. E-mail: dgross@councilbluffs-ia.gov

11. Employer Identification Number (EIN) or SSN

42-6004428

12. Type of Applicant (enter appropriate letter in box)

C

A. State I. University or College
B. County J. Indian Tribe
C. Municipal K. Tribally Designated Housing Entity (TDHE)
D. Township L. Individual
E. Interstate M. Profit Organization
F. Intermunicipal N. Non-profit
G. Special District O. Public Housing Authority
H. Independent School District P. Other (Specify)

13. Type of Application

☐ New ☐ Continuation ☐ Renewal ☒ Revision

If Revision, enter appropriate letters in box(es)

☒ A ☐ B

A. Increase Amount B. Decrease Amount C. Increase Duration
D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency

U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number

14 --- 218

Title: CDBG
Component Title: Entitlement Grant

16. Descriptive Title of Applicant's Program

CDBG Entitlement Grant for the City of Council Bluffs

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)
City of Council Bluffs, Iowa

18a. Proposed Program start date

1/1/2008

18b. Proposed Program end date

12/31/2008

19a. Congressional Districts of Applicant

5th District - Iowa

19b. Congressional Districts of Program

5th District-Iowa

20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?

A. Yes ☐ This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____
B. No ☒ Program is not covered by E.O. 12372
☐ Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt?

☒ No

☐ Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
2008 CDBG Entitlement Grant for the City of Council Bluffs	\$ 1,052,043	\$ 450,000	\$ -	\$ 625,300	\$ 88,845	\$ 483,713	\$ -	\$ 190,013	\$ 2,889,914
Previous Year CDBG Carry-over into 2008 for City of Council Bluffs	\$ 432,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 432,841
Program Activities: SHP Other HUD, FEMA & VOCA-Other Fed., ESG -State	\$ -	\$ -	\$ 16,320	\$ 279,464	\$ 63,000	\$ -	\$ -	\$ -	\$ 358,784
Program Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910,776	\$ -	\$ 1,910,776
Grand Totals	\$ 1,484,884	\$ 450,000	\$ 16,320	\$ 904,764	\$ 151,845	\$ 483,713	\$ 1,910,776	\$ 190,013	\$ 5,592,315

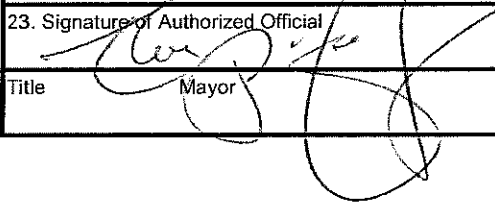
* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official		Name (printed)	
		Thomas P. Hanafan	
Title		Date (mm/dd/yyyy)	
Mayor		04/28/2008	

2008 Anticipated Federal and Other Resources

FEDERAL RESOURCES

CDBG Resource

	CITY	Program ACTIVITY	TOTALS
FY 2008 CDBG Entitlement	\$ 1,052,043	\$ -	
FY 2007 CDBG Entitlement Carryover Unobligated	\$ 104,276		
FY 2007 CDBG Entitlement Carryover Obligated	\$ 328,565	\$ -	
SUBTOTALS	\$ 1,484,884	\$ -	

Other HUD Resources

FHAS - SHP	\$ -	\$ 16,320	
SUBTOTALS	\$ -	\$ 16,320	

Other Federal Resources

South Main Project - EDI	\$ 297,000		
Katelman/Sunset Park Neighborhood - EDI	\$ 328,300		
MICAH House - FEMA	\$ -	\$ 16,834	
Catholic Charities - VOCA	\$ -	\$ 262,630	
SUBTOTALS	\$ 625,300	\$ 279,464	
TOTAL Estimated Federal Resources			\$ 2,405,968

Program Income

FY 2008 CDBG Program Income			
Misc. Refunds	\$ 30,000	\$ -	
Misc. Fees	\$ 15,000	\$ -	
Neighborhood Development Projects (28th Ave) - Misc Fees	\$ 13	\$ -	
Home Improvement Program - Loan Payments	\$ 145,000	\$ -	
SUBTOTALS	\$ 190,013	\$ -	
TOTAL Program Income			\$ 190,013

Applicant Match

Mid-City RR Corridor Program - CIP	\$ 50,000		
28th St & Ave A - CIP	\$ 50,000		
Katelman/Sunset Park Neighborhood - CIP	\$ 50,000		
Neighborhood Development Projects (28th Ave) - CIP	\$ 300,000	\$ -	
SUBTOTALS	\$ 450,000	\$ -	
TOTAL Applicant Match			\$ 450,000

Local Resources

Estimated Local Sources			
Blighted Program - Land Sales	\$ 64,125	\$ -	
Katelman/Sunset Park Neighborhood - Land Sales	\$ 275,000		
Housing Studies - IWF	\$ 66,373		
Mid-City RR Corridor Program - IWF	\$ 78,215	\$ -	
SUBTOTALS	\$ 483,713	\$ -	
TOTAL Local Resources			\$ 483,713

State Resources

28th St & Ave A - LUST	\$ 13,845	\$ -	
Katelman/Sunset Park Neighborhood - IDED Brownfields	\$ 75,000	\$ -	
FHAS - ESG	\$ -	\$ 23,500	
Catholic Charities - ESG	\$ -	\$ 16,000	
MICAH House - ESG	\$ -	\$ 23,500	
SUBTOTALS	\$ 88,845	\$ 63,000	
TOTAL State Resources			\$ 151,845

Other Sources

Estimated Private Sources			
League of Human Dignity - BRP	\$ -	\$ 4,000	
CHIC - Program Income	\$ -	\$ 277,625	
FHAS - United Way	\$ -	\$ 27,020	
FHAS - Donations	\$ -	\$ 5,356	
Catholic Charities - United Way	\$ -	\$ 102,000	
Catholic Charities - Donations	\$ -	\$ 148,412	
Habitat for Humanity	\$ -	\$ 1,038,715	
MICAH House - United Way	\$ -	\$ 30,280	
MICAH House - Donations & Other Grants	\$ -	\$ 277,368	
SUBTOTALS	\$ -	\$ 1,910,776	
TOTAL Estimated Private Resources			\$ 1,910,776

**TOTAL ESTIMATED FUNDS FROM ALL SOURCES
(CITY & PROGRAMS)**

\$ 3,322,755	\$ 2,269,560	\$ 5,592,315
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RESOLUTION NO. 08-109

A RESOLUTION AMENDING THE USE OF B-08 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, HOME INVESTMENT PARTNERSHIP (HOME) FUNDS, AND AMERICAN DREAM DOWNPAYMENT ASSISTANCE (ADDI) FUNDS AND DIRECTING THE MAYOR TO SUBMIT AN AMENDED ANNUAL ACTION PLAN TO THE CITY OF OMAHA AND TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

- WHEREAS, The City of Council Bluffs is an entitlement community which receives CDBG funding from HUD which requires the submission of an Annual Action Plan; and
- WHEREAS, the City of Council Bluffs also receives HOME and ADDI funds from HUD through the Omaha-Council Bluffs HOME Consortium; and
- WHEREAS, The Annual Action Plan is prepared using estimates of federal funding to be received as well as other program resources for the period of January 1, 2008 to December 31, 2008; and
- WHEREAS, City Council originally approved the 2008 Annual Action Plan on August 13, 2007 using estimates of federal funding levels; and
- WHEREAS, In March of 2008, the Community Development Department staff was notified that our CDBG allocation would be \$1,052,043, our HOME allocation would be \$267,877, and our ADDI allocation would be \$2,896; and
- WHEREAS, With the 2007 budget year completed, the 2007 projects/activities with remaining balances have requested to carryover their remaining 2007 funds into 2008; and
- WHEREAS, After consideration and review, the Community Development Department and the Community Development Advisory Committee have prepared amendments to the B-08 Annual Action Plan; and
- WHEREAS, The amendments are outlined in Attachments 'A', 'B' and 'C'; and
- WHEREAS, It is the opinion of the City Council that it would be in the best interest of the City to amend its B-08 Annual Action Plan to reflect the actual receipt of the CDBG, HOME, and ADDI funds and the 2007 carryover amounts.

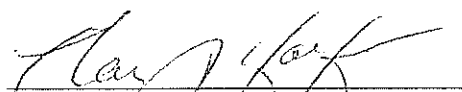
**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the amendments as outlined in Attachments 'A', 'B', and 'C' are hereby approved as amended and the Mayor is hereby directed to forward the proposed amendments to the B-08 Annual Action Plan to the City of Omaha and to the U.S. Department of Housing and Urban Development (HUD). Additionally, the Mayor is hereby authorized to execute contracts with the City of Omaha and HUD for the use of CDBG, HOME and ADDI funds.

ADOPTED


AND

APPROVED: April 14, 2008



Thomas P. Hanafan Mayor

ATTEST:



Judith H. Ridgeley City Clerk

AMENDED 2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES

<u>Community Development Program</u>	<u>Approved 08 CDBG 8/13/2007</u>	<u>08 CDBG Proposed Amendments</u>	<u>06-07 CDBG Proposed Carryover</u>	<u>Program Income & Other</u>	<u>Total 08 Proposed Amendments</u>
<u>CD Administration</u>					
Community Development Department	\$325,000.00	\$325,000.00	\$0.00	\$0.00	\$325,000.00
Housing Studies	\$0.00	\$66,373.27	\$0.00	\$66,373.27	\$132,746.54
<u>CDBG Projects</u>					
Phoenix House -Domestic Violence	\$8,550.00	\$8,550.00	\$0.00	\$0.00	\$8,550.00
Family Service - Micah House	\$38,475.00	\$38,475.00	\$0.00	\$0.00	\$38,475.00
League of Human Dignity	\$21,375.00	\$21,375.00	\$0.00	\$0.00	\$21,375.00
Habitat for Humanity	\$42,500.00	\$42,500.00	\$87,373.50	\$0.00	\$129,873.50
Blighted Program	\$192,375.00	\$64,125.00	\$71,105.41	\$64,125.00	\$199,355.41
FHAS	\$29,925.00	\$29,925.00	\$0.00	\$0.00	\$29,925.00
<u>CD Rehabilitation</u>					
Home Improvement Program	\$450,000.00	\$450,000.00	\$54,609.55	\$0.00	\$504,609.55
<u>CD Project Accounts</u>					
Mid City RR Corridor Project	\$300,000.00	\$150,000.00	\$106,665.69	\$128,215.11	\$384,880.80
28th Street & Avenue A	\$0.00	\$0.00	\$0.00	\$63,845.00	\$63,845.00
South Main Project	\$297,000.00	\$0.00	\$0.00	\$297,000.00	\$297,000.00
Katelman/Sunset Park Neighborhood Project	\$345,041.00	\$0.00	\$0.00	\$728,300.00	\$728,300.00
Neighborhood Development Projects (28th Ave)	\$300,000.00	\$150,000.00	\$8,806.98	\$300,012.50	\$458,819.48
<u>Total CD Program and Projects</u>	<u>\$2,350,241.00</u>	<u>\$1,346,323.27</u>	<u>\$328,561.13</u>	<u>\$1,647,870.88</u>	<u>\$3,322,755.28</u>

SECTION II - AMENDED 2008 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES

<u>Part I - CDBG Unobligated Income</u>	<u>Source</u>	<u>\$ Amounts</u>	<u>Amended \$ Amounts</u>	
CDBG 2008 Entitlement	HUD	\$1,099,991.00	\$1,052,043.00	
CDBG 2007 Carryover Unobligated	HUD	\$30,000.00	\$104,276.37	
CDBG 2007 Carryover Obligated	HUD	\$0.00	\$328,565.03	
Miscellaneous Refunds	Refunds	\$30,000.00	\$30,000.00	
Miscellaneous Fees	Fees	\$20,000.00	\$15,000.00	
Subtotal - CDBG Unobligated Income		<u>\$1,179,991.00</u>	<u>\$1,529,884.40</u>	
<u>Part II - CDBG Obligated Income</u>	<u>Source</u>	<u>\$ Amounts</u>	<u>Amended \$ Amounts</u>	
Housing Studies	IWF	\$0.00	\$66,373.27	
Home Improvement Program	Loan Payments	\$145,000.00	\$145,000.00	
Blighted Program	Land Sales	\$64,125.00	\$64,125.00	
Mid City RR Corridor Project	IWF	\$150,000.00	\$78,215.11	
Mid City RR Corridor Project	CIP	\$0.00	\$50,000.00	
28th Street & Avenue A	CIP	\$0.00	\$50,000.00	
28th Street & Avenue A	LUST	\$0.00	\$13,845.00	
South Main Project	EDI	\$297,000.00	\$297,000.00	
Katelman/Sunset Park Neighborhood Project	EDI	\$300,000.00	\$328,300.00	
Katelman/Sunset Park Neighborhood Project	Land Sales	\$0.00	\$275,000.00	
Katelman/Sunset Park Neighborhood Project	CIP	\$0.00	\$50,000.00	
Katelman/Sunset Park Neighborhood Project	IDED Brownfield	\$0.00	\$75,000.00	
Neighborhood Development Projects (28th Ave)	Misc Fees	\$0.00	\$12.50	
Neighborhood Development Projects (28th Ave)	CIP	\$150,000.00	\$300,000.00	
Subtotal - CDBG Obligated Income		<u>\$1,106,125.00</u>	<u>\$1,792,870.88</u>	
<u>Total CDBG Income</u>		<u>\$2,286,116.00</u>	<u>\$3,322,755.28</u>	

\$3,322,755.28 Total CDBG Income
 - \$3,322,755.28 Proposed 08 Expenditures
 \$0.00 Unobligated funds

3/26/2008

2008 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2008 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	6	\$135,000	\$270,000	\$0	\$135,000	\$270,000
Multi-Family Housing Development Project	Land acquisition, demolition and/or construction related costs for 1 or 2 multi-family housing development projects.	6 5	\$145,000 \$132,877	\$145,000 \$132,877	\$0 \$0	\$0 \$0	\$145,000 \$132,877
			\$280,000	\$415,000	\$0	\$135,000	\$415,000
Amended 3-14-08			\$267,877	\$402,877	\$0	\$135,000	\$402,877

2008 American Dream Downpayment Initiative (ADDI) Program - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2008 ADDI Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
Direct Homeownership Assistance	Downpayment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 1 newly constructed single family homes.	1	\$7,000 \$2,896	\$14,000 \$5,792	\$0 \$0	\$7,000 \$0	\$14,000 \$2,896
			\$7,000	\$14,000	\$0	\$7,000	\$14,000
Amended 3-14-08			\$2,896	\$5,792	\$0	\$0	\$2,896

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

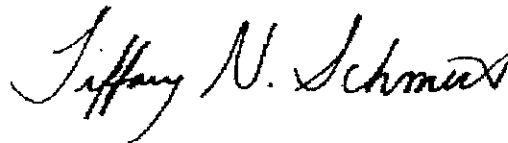
The first publication thereof

began on the 30th day of April, 2008

Signed in my presence by the said Amy McKay and by her sworn to before me this 30th day of April, A.D. 2008.



Amy McKay
Daily Nonpareil Controller



Tiffany N. Schmitt
Notary Public

PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the amendments to the Consolidated Plan - Annual Plan for 2008 are available for public review. The amendments to the Annual Plan reflect the actual receipt of Community Development Block Grant (CDBG) funds the City will receive, revised 2007 carryover funds and program revenues. The total CDBG budget includes the City's actual allocation of \$1,052,043 in CDBG entitlement grant, 2007 carryover program income and other program funds. The Plan also includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint hazards, and poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to noon and from 1 to 5 p.m., at the Council Bluffs Community Development Department, 1403 Willow Avenue. Copies of the Plan will also be available at the City Clerk's office and the Council Bluffs Public Library during regular business hours. All interested agencies, groups, and persons may submit written comments or questions to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503 or email community@councilbluffs-ia.gov.

Tina Hochwender, Project Coordinator
Community Development Department
2008 (4) 30 - 1 Wednesday

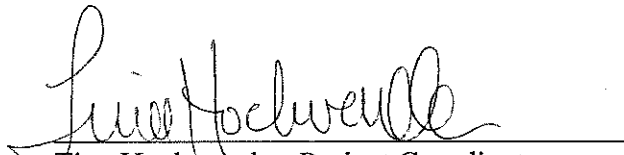
Filed this 30th day of April, A.D. 2008.
Publication Cost: \$ 17.06



PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the amendments to the Consolidated Plan – Annual Plan for B-2008 are available for public review. The amendments to the Annual Plan reflect the actual receipt of Community Development Block Grant (CDBG) funds the City will receive, revised B-2007 carryover funds and program revenues. The total CDBG budget includes the City's actual allocation of \$1,052,043 in CDBG entitlement grant, 2007 carryover, program income and other program funds. The Plan also includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to noon and from 1 to 5 p.m., at the Council Bluffs Community Development Department (403 Willow Avenue). Copies of the Plan will also be available at the City Clerk's office and the Council Bluffs Public Library during regular business hours. All interested agencies, groups, and persons may submit written comments or questions to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503 or email community@councilbluffs-ia.gov.


Tina Hochwender, Project Coordinator
Community Development Department

PLEASE PUBLISH IN THE LEGAL AD SECTION

DATE TO RUN:

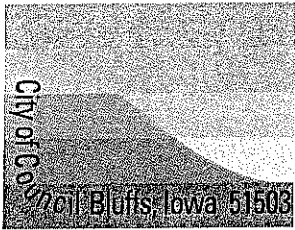
Wednesday, April 30, 2008

PROOF OF PUBLICATION TO:

Tina Hochwender, Project Coordinator
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

PROOF NEEDED BY:

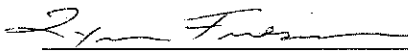
Friday, May 2, 2008



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

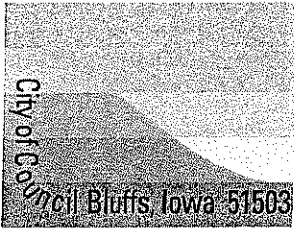
CERTIFICATION OF AVAILABILITY

I, Lynn Friesner, Reference Department Manager, Council Bluffs Public Library, do hereby certify that the FISCAL YEAR 2008 ANNUAL ACTION PLAN AMENDMENTS APPROVED APRIL 14, 2008 BY RESOLUTION NO. 08-109 was made available for public examination at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on April 30, 2008 in accordance with the City of Council Bluffs Citizen Participation Plan as specified in the Consolidated Plan process outline in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments.


Lynn Friesner, Reference Department Manager
Council Bluffs Public Library

4/29/08

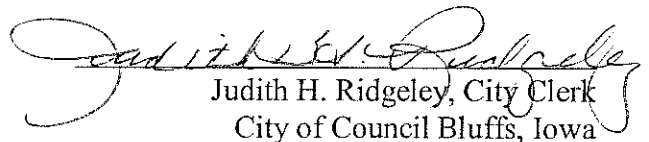
Date



OFFICE OF:
COMMUNITY DEVELOPMENT
(712) 328-4629

CERTIFICATION OF AVAILABILITY

I, Judith H. Ridgeley, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the FISCAL YEAR 2008 ANNUAL ACTION PLAN AMENDMENTS APPROVED APRIL 14, 2008 BY RESOLUTION NO. 08-109 was made available for public examination at City Hall located at 209 Pearl Street, Council Bluffs, Iowa on April 30, 2008 in accordance with the City of Council Bluffs Citizen Participation Plan as specified in the Consolidated Plan process outline in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments.


Judith H. Ridgeley, City Clerk
City of Council Bluffs, Iowa

April 30, 2008
Date

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

began on the 20th day of March, 2008

Signed in my presence by the said Amy McKay and by her sworn to before me this 20th day of March, A.D. 2008.

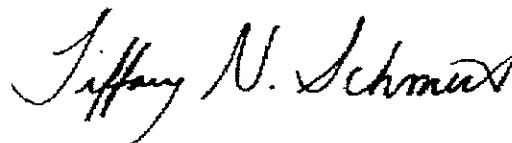
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Wednesday, March 26, 2008 at 5:30 p.m. at City of Council Bluffs, Community Development Department Conference Room, 403 Willow Avenue, Council Bluffs, Iowa, to discuss the revised 2008 Community Development Block Grant (CDBG), HOME Investment Partnership, and American Dream Downpayment Assistance (ADDI) Program Budgets and review and make a recommendation to submit the 2007 Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development (HUD). The CAPER is a summary of the City's accomplishments under the Five-Year Omaha/Council Bluffs Consolidated Plan and the City's Fiscal Year 2007 (FY07) Annual Action Plan. All interested persons are invited to attend. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503 or email community@councilbluffs-ia.gov.
Tina Hochwender, Project Coordinator
Community Development Department

2008 (3) 20 - 1 Thursday



Amy McKay
Daily Nonpareil Controller



Tiffany N. Schmitt
Notary Public



Filed this 20th day of March, A.D. 2008.
Publication Cost: \$ 13.05

AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM
403 WILLOW AVENUE
WEDNESDAY, MARCH 26, 2008-5:30 P.M.

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES – September 24, 2007
- C. APPROVAL OF AGENDA
- D. PUBLIC HEARING/REGULAR MEETING
 - 1. Review of 2007 Consolidated Annual Performance and Evaluation Report (CAPER)
 - 2. Review of Amended B-08 CDBG Budget
- E. OTHER BUSINESS
- F. PRESENTATIONS FROM THE COMMITTEE MEMBERS
- G. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 328-4629 or email at community@councilbluffs-ia.gov.